

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



11 Honeylees Drive, Tweedbank

TD1 3SD

Guide Price £165,000



Set within the increasingly sought-after village of Tweedbank and enjoying lovely views of the Eildon Hills from the rear, this deceptively spacious property is an ideal family home in a great location. Just moments from the local primary school and within easy walking distance of the village's many excellent amenities—including the railway station, Gun Knowe Loch, village shop, restaurant and sports complex. The well-proportioned accommodation includes three generous bedrooms, a large lounge, a bright dining room, breakfasting kitchen, modern shower room and separate WC. Externally, there is a private rear garden and a monoblock drive to the front. Early viewing is highly recommended to fully appreciate.



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Split Level Hall
Lounge
Dining Room
Kitchen
Three Double Bedrooms
Shower Room
Separate WC

Gas Central Heating
Double Glazing

Garden
Shed
External Store
Drive



Location

The modern village of Tweedbank caters for most day to day needs with public transport and primary schooling readily available, with more comprehensive facilities provided in the close by towns of Galashiels and Melrose. Gun Knowe Loch is popular with both locals and visitors alike and provides a haven for numerous migrating birds. The Borders General Hospital lies close by, all major Border towns lie within comfortable commuting distance and the capital city of Edinburgh is less than an hour's drive away by car. The Borders railway station at Tweedbank provides easy access into central Edinburgh in less than an hour.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property? Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

| | |
|-------------|-----------------------|
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| Selkirk, | Tel 01750 723 868 |
| Langholm, | Tel 013873 80482 |
| Annan, | Tel 01461 202 866/867 |



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Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft
Outside Cupboard = 0.8 sq m / 9 sq ft
Total = 102.3 sq m / 1101 sq ft

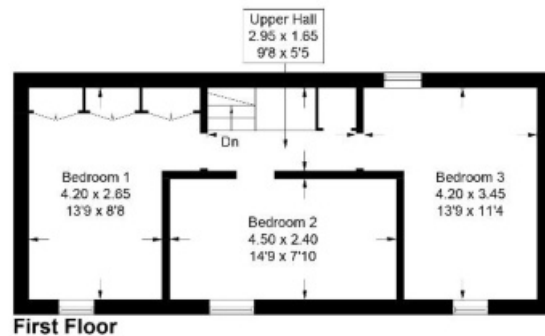


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206289)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.