

Galashiels

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14 Weavers Linn

Tweedbank, Galashiels, TD1 3SX

Guide Price £265,000



Situated in the increasingly popular village of Tweedbank with a direct rail link to Edinburgh and beyond, 14 Weavers Linn is an attractive detached property presented in move in condition throughout. The ground floor accommodation flows nicely with an open plan lounge/dining room leading to a modern kitchen and useful utility room and WC. Upstairs, the property benefits from a master bedroom with en-suite shower room and dressing area, together with two further bedrooms and a family bathroom. Externally, there are attractive colourful gardens to both front and rear which have been impeccably maintained by the current owners, together with a single garage and driveway providing ample off street parking. Early viewing of this lovely property is recommended.



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Accommodation:

Ground Floor:

Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

WC

First Floor:

Landing

Master Bedroom with en-suite Shower Room and Dressing Area

Two Further Bedrooms

Family Bathroom

Outside:

Garden to Front and Rear

Garage

Driveway



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.

Services

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

Fixtures and Fittings

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

EPC

C

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement

Council Tax Band

E

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14 Weavers Linn, Tweedbank

Approximate Gross Internal Area = 84.3 sq m / 907 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 97.2 sq m / 1046 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtads.co.uk (ID1221836)

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 Monday to Friday: 9.00am to 5.00pm
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