

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 9 Broadlee Bank, Tweedbank

TD1 3RF

**Guide Price £165,000**



Set within the ever-popular village of Tweedbank and conveniently positioned for easy access to the railway station, 9 Broadlee Bank is a deceptively spacious end-terraced home located in a peaceful and highly regarded residential area. The accommodation comprises: Hall, lounge, dining kitchen, utility/downstairs WC, two double bedrooms and modern shower room. Externally, the home continues to impress with a private rear garden and the added benefit of a driveway and garage providing excellent parking and storage. Given its desirable location and appealing features, this property is expected to generate strong interest, and early viewing is highly recommended.



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Hall  
Lounge  
Dining Kitchen  
Utility/Downstairs WC  
Two Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden  
Garage  
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 and electricity. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

B

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

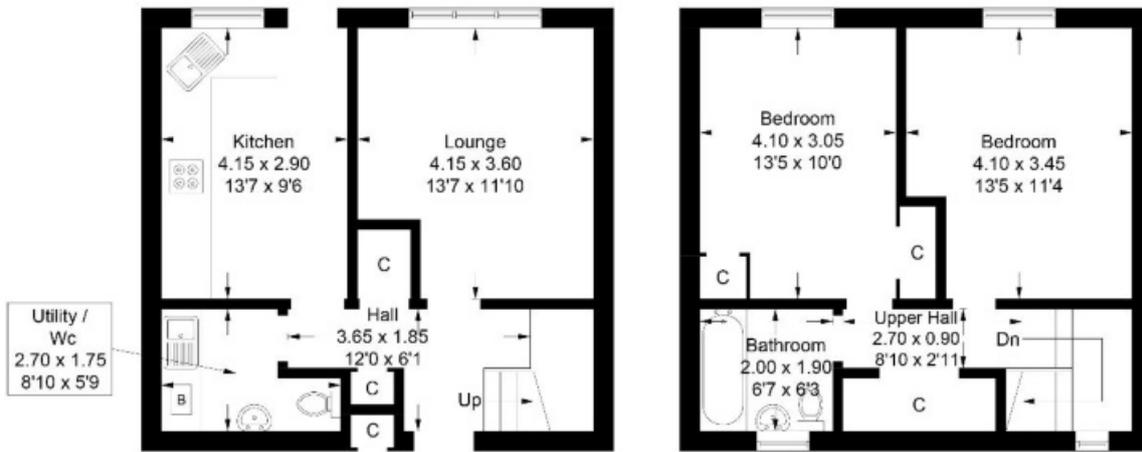
Also At:

Galashiels,	Tel 01896 758 311
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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**9 Broadlee Bank, Tweedbank, TD1 3RF**

Approximate Gross Internal Area = 78.0 sq m / 839 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278035)

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.