

Galashiels

Call 01896 758311

Guide Price £385,000

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**15 Weavers Linn
Tweedbank, TD1 3SX**



- * Rare 5 bedroom detached home in a popular location
- * Four bath/shower rooms plus ground floor WC
- * 5 minute walk to Tweedbank Primary School
- * 10-15 minute walk to Tweedbank Railway Station (Edinburgh links)
- * Direct access to park, sports facilities & cycle track
- * Two reception rooms
- * Enclosed rear garden ideal for families
- * Double garage and generous driveway

Spacious 5 bedroom family home with multiple bathrooms, flexible living space, and excellent commuter links - just a short walk to schools, amenities and Tweedbank Station. Set within a sought after residential area, 15 Weavers Linn is a substantial detached home offering the perfect blend of space, flexibility and convenience. Ideal for growing families or those seeking more room to live and work, this property combines generous accommodation with a highly accessible location. Arranged over three thoughtfully designed floors, the home features five well-proportioned bedrooms and excellent bathroom provision, including a family bathroom, three shower rooms (two en-suite), and a ground floor WC - ensuring comfort and practicality for busy households. At the heart of the home is a bright, contemporary kitchen, complemented by a separate utility room and direct access to the enclosed rear garden - a safe private space for children, entertaining or relaxing outdoors. Two spacious reception rooms offer flexibility for modern living, whether as a formal lounge, playroom, or cinema room. Further benefits include a double garage, a generous driveway with ample parking, and a layout that easily adapts as your needs evolve.

15 Weavers Linn, Tweedbank, TD1 3SX

Approximate Gross Internal Area
158.9 sq m / 1710 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294304)

Location

Tweedbank is a highly desirable Borders village offering a strong sense of community alongside excellent amenities and public transport links. The property is ideally positioned for family life, just a five minute walk via pavement to Tweedbank Primary School, and within the catchment for both Earlston High School and Galashiels Academy, with dedicated transport links available. To the rear of the property, there is direct access to an extensive recreational area, including children's football pitches, the Tweedbank Athletic Track, Indoor Bowling Club, and a newly developed cycle track - all easily reached via safe pavement access. For commuters, Tweedbank Railway Station is approximately a 10-15 minute walk, offering regular services to central Edinburgh in under an hour. Nearby Galashiels and Melrose provide a wider range of shops, restaurants and leisure facilities.

Fixtures and Fittings

The shall include all carpets and floor coverings, light fittings, kitchen

fittings and bathroom fittings.

Services

Mains drainage, water, gas and electricity. Gas Central Heating. Double Glazing.

EPC

C

Council Tax

F

The Opportunity

Homes offering this level of space, flexibility and location are rarely available in this area. With strong demand locally, early viewing is highly recommended.

Interested in this property?

Galashiels

Call 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:

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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
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Annan,	Tel 01461 202 866/867
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