



11 Broadlee Bank

Tweedbank, TD1 3RF

Guide Price £150,000



A well located mid terraced family home set within one of Tweedbank's most sought after cul de sac positions, offering excellent space, versatility and the chance to place your own stamp on the accommodation. The property provides generous, well proportioned rooms throughout, including two bright public rooms and three comfortable double bedrooms, making it an ideal choice for growing families or anyone seeking flexible living space. While modernisation is required, the layout and proportions offer superb scope for personalisation and future value. To the rear lies a fully enclosed private garden, perfectly sized for children, pets, or outdoor entertaining. The cul de sac setting ensures a peaceful environment with ample residents' parking close by. A fantastic opportunity to secure a spacious home in a highly desirable village with excellent transport links, schooling and amenities all within easy reach.



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Ground Floor
Entrance Hall
Lounge
Dining Room
Kitchen

First Floor:
Three Double Bedrooms
Bathroom

Private rear garden



Location

The modern village of Tweedbank caters for most day to day needs with public transport and primary schooling readily available, in addition to the newly opened service station and associated amenities. More comprehensive facilities are 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 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 floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

C

Entry

By mutual agreement



Interested in this property?

Opening Hours:

Also At:

- Galashiels, Tel 01896 758 311
- Jedburgh, Tel 01835 863 202
- Hawick, Tel 01450 3723 36
- Kelso, Tel 01573 400 399
- Melrose, Tel 01896 822 796
- Peebles, Tel 01721 723 999
- Selkirk, Tel 01750 723 868
- Langholm, Tel 013873 80482
- Annan, Tel 01461 202 866/867
- Tranent, Tel 01875 611211



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Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourfabs.co © (ID1310631)

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.