

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



5 Gun Knowe Bank, Tweedbank TD1 3SE

Guide Price £85,000



5 Gun Knowe Bank, Tweedbank is a well-presented one-bedroom top floor flat, offering comfortable accommodation in a desirable location. The property comprises a bright and spacious lounge with direct access to a private balcony overlooking Gun Knowe Loch, providing an ideal spot to relax and enjoy the outlook. There is a well-appointed kitchen with a useful storage cupboard, a generous double bedroom with large cupboard/wardrobe, and a bathroom. The flat benefits from excellent storage throughout, making it a practical choice for a range of buyers. Externally, residents have access to a nearby car park on a first come, first served basis, with additional unrestricted on-street parking available. Conveniently located close to local amenities and transport links, this property would make an excellent first-time purchase, investment opportunity, or home for those looking to downsize.



5 Gun Knowe Bank, Tweedbank

TD1 3SE

Guide Price £85,000

Hall
Lounge
Kitchen
One Double Bedroom
Bathroom

Balcony
Residents Car Park

Gas Central Heating
Double Glazing



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, gas and electricity. Gas central heating & Double glazing.

EPC

D

Council Tax Band

A

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:

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



5 Gun Knowe Bank, Tweedbank, TD1 3SE

Approximate Gross Internal Area = 46.93 sq m / 505 sq ft

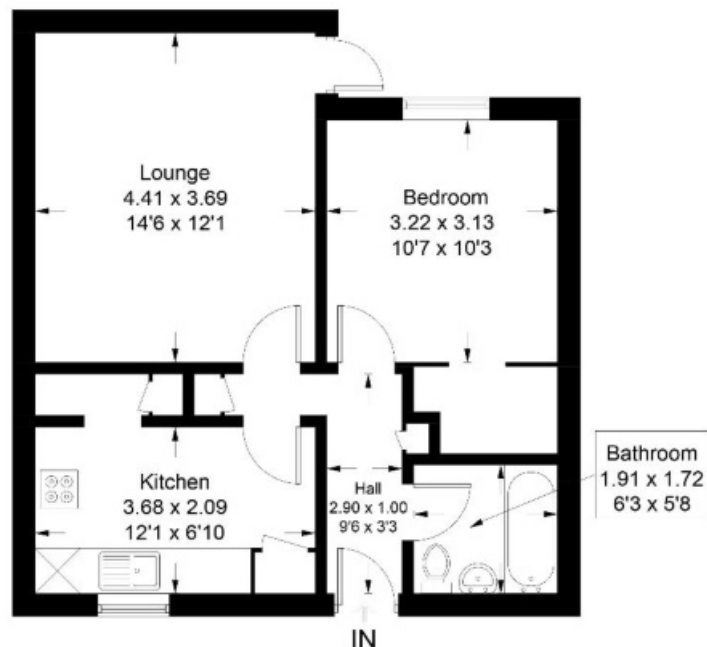


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320285)

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.