

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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15 Blakehope Court, Tweedbank

TD1 3RB

Guide Price £200,000



15 Blakehope Court is an immaculately presented and exceptionally well-maintained three-bedroom family home, peacefully situated within a quiet and highly sought-after cul-de-sac in Tweedbank, backing onto woodland. Offering bright, spacious and thoughtfully designed accommodation throughout, the property comprises: Hall, downstairs WC, useful utility cupboard, lounge, dining kitchen and a conservatory overlooking the rear garden. Upstairs are three well-proportioned double bedrooms, bathroom with separate shower enclosure and a versatile cupboard office, ideal for home working or study. Outside, the easily-maintained rear garden features attractive decking with high planters and a garden shed, while there is also a small garden to the front. Perfectly positioned just a five-minute walk from Tweedbank Railway Station, providing excellent links to Edinburgh, this superb home is ideal for families, professionals and commuters seeking a move-in ready property in a desirable location.



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Hall
Lounge
Dining Kitchen
Conservatory
Downstairs WC
Utility Cupboard
Three double bedrooms
Bathroom
Cupboard Office

Gas Central Heating
Double Glazing

Garden to Front & Rear
Residents Car Park



Location

The modern and highly sought-after village of Tweedbank offers an excellent range of everyday amenities, making it a popular choice for families, professionals and retirees alike. Within the village are a village shop, 24-hour petrol station with convenience store, B&Q store, the renowned Tempest Brewing Co., a well-regarded primary school and regular bus and rail services. More extensive shopping, leisure and recreational facilities are available in the neighbouring towns of Galashiels and Melrose, both of which are just a short drive away. The picturesque Gun Knowe Loch is a popular destination for both locals and visitors, offering attractive waterside walks and providing a haven for a wide variety of resident and migratory birdlife. The Borders General Hospital is conveniently situated on the edge of the village, while Tweedbank's central Borders location places all of the region's principal towns within comfortable commuting distance. For those travelling further afield, the Borders Railway station provides regular services to Edinburgh Waverley in under 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

C

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



15 Blakehope Court, Tweedbank

Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft

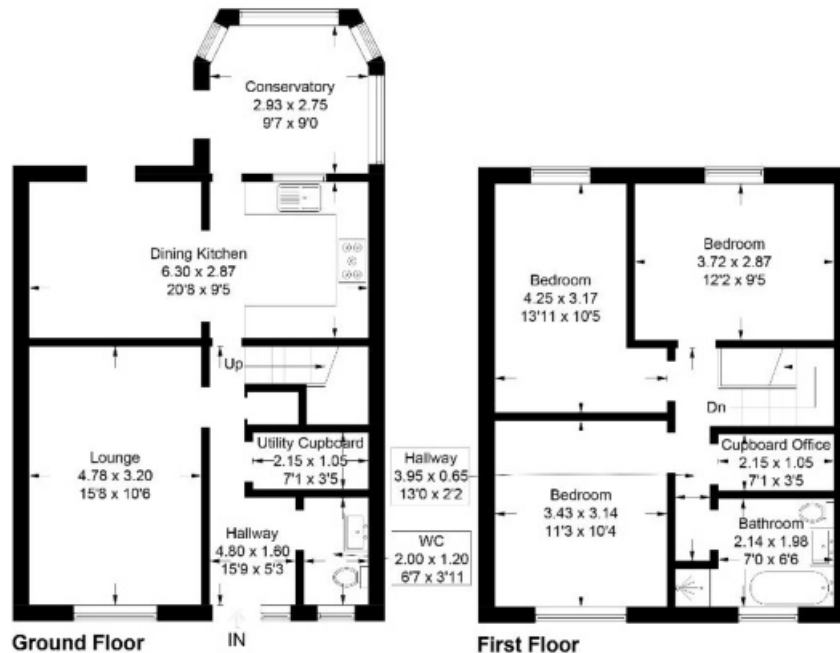


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322409)

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.