



2/8 Weavers Linn

Tweedbank, TD1 3SX

Guide Price £135,000



Set within one of Tweedbank's most sought after areas, this appealing two bedroom top floor flat enjoys lovely open views across Gun Knowe Loch and towards the hills beyond. The property offers easily managed, well maintained and comfortably proportioned accommodation, making it an ideal starter home, downsizing option, or investment opportunity. The bright lounge is a standout feature, with patio doors opening onto a private balcony - perfect for sitting out and taking in the peaceful outlook. A secure entrance provides added reassurance, while a residents' car park ensures convenient parking close to home. A smart, appealing flat with standout views - early viewing is recommended.



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Accommodation
Communal Entrance
Hall
Lounge with access to balcony
Kitchen
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Secure Entry System

Communal Garden Grounds
Residents' Parking



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. Secure entry system.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

B

Entry

By mutual agreement

Factor Charge

A factor charge of approximately £110 per calendar month is levied for the buildings insurance, upkeep of grounds, window cleaning and maintenance of common areas.



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
54.1 sq m / 582 sq ft

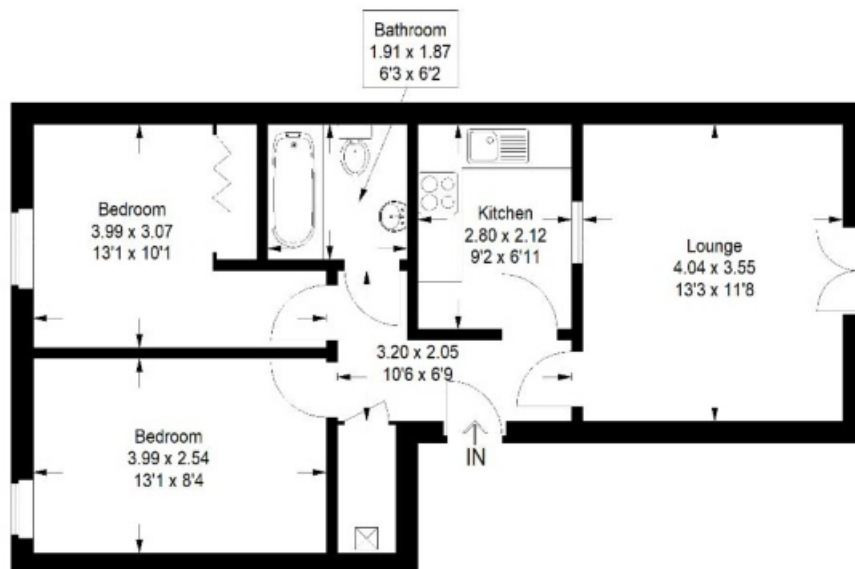


Illustration for identification purposes only, measurements are approximate,
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Full members of:



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.