

Galashiels

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13 Gun Knowe Bank

Tweedbank, TD1 3SE

Guide Price £110,000



Set within a desirable residential area in Tweedbank, this well proportioned two bedroom first floor flat offers an appealing opportunity for those seeking a comfortable and easily managed starter home. With its own main door entrance, the property enjoys a sense of independence and convenience rarely found in flats. The accommodation is generously arranged, featuring a bright lounge with access to a small private balcony - perfect for sitting out and enjoying the open outlooks across the surrounding area. A practical kitchen and two good sized bedrooms complete the layout; ready for a new owner to make their own. Adding further appeal is the inclusion of an allocated parking space, ensuring hassle free parking close to home. A smart, welcoming flat in a popular village setting, ideal for first time buyers.



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Accommodation:

Entrance Hall

Lounge

Kitchen

Two Bedrooms

Bathroom

Balcony

Allocated parking space

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 B&Q warehouse there is a BP service station along with associated amenities and shops. 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. Alongside is the local Premier Shop and the Shanghai Banquet Chinese buffet restaurant. The Borders General Hospital lies two miles away, 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 is only 800m away which provides easy access into central Edinburgh in less than an hour.

Fixtures and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

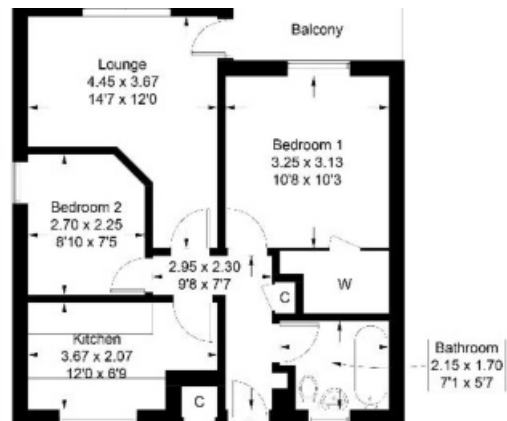
Mains drainage, water, and electricity. Double Glazing. Gas central heating.

EPC

C

Council Tax

A



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