Galashiels
Call 01896 758311

CULLEN KILSHAW
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30 Riverside Drive

Tweedbank, TD1 3SH

Guide Price £260,000



Situated within a quiet cul-de-sac in one of Tweedbank's most sought after residential locations, this attractive three bedroom semi-detached home offers an excellent opportunity for families seeking a spacious, move in ready property with generous accommodation, private gardens and ample parking. Presented throughout in good order, the property boasts a surprisingly spacious and well balanced layout. The bright and welcoming lounge/dining room forms the heart of the home, providing an excellent space for both everyday family living and entertaining. From here, direct access leads into the rear facing conservatory, a delightful addition enjoying pleasant outlooks across the private rear garden and offering a peaceful space to relax throughout the year. The well appointed kitchen is conveniently accessed from the lounge and provides a good range of storage and workspace, along with secure internal access to the garage, adding further practicality to the home. On the first floor, there are three well proportioned bedrooms together with a spacious family bathroom, all thoughtfully arranged to suit modern family requirements. Externally, the property continues to impress with a lovely enclosed rear garden offering a high degree of privacy, creating a safe and enjoyable outdoor space for both children and pets. A private driveway and garage provide excellent off street parking facilities. Combining a desirable village setting, generous family accommodation and a peaceful cul-de-sac position, this is a fantastic home ready for its next owners to move straight in and enjoy.



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Ground Floor
Entrance Hall
Spacious Lounge/Dining Room
Kitchen
Conservatory

First Floor
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Enclosed rear garden
Garage
Drive





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
D

Entry
By mutual agreement









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Interested in this property?
Call 01896 758311

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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








30 Riverside Drive, Tweedbank, TD1 3SH

Approximate Gross Internal Area
(Including Garage)
130.5 sq m / 1405 sq ft

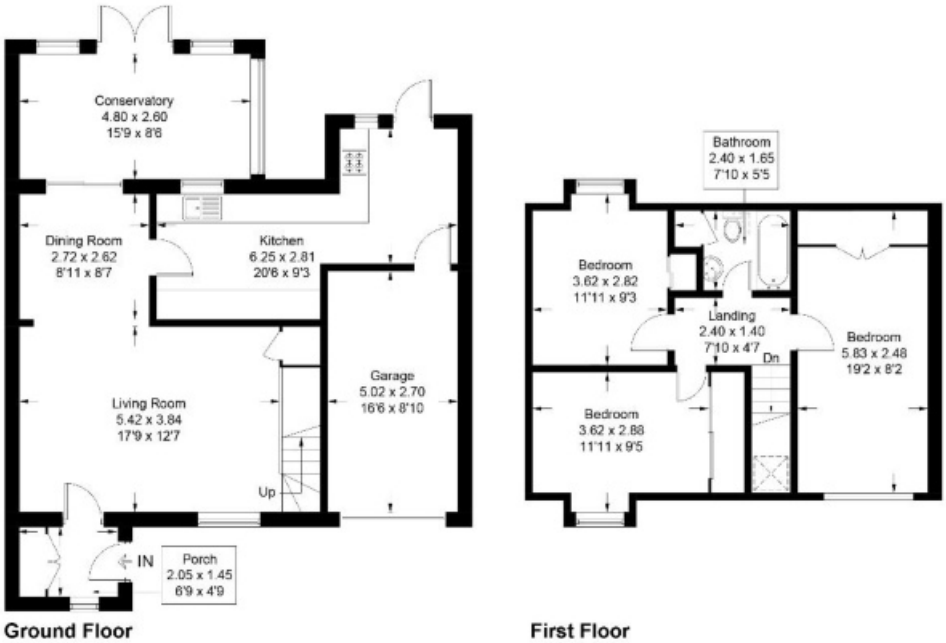


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1350350)

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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.