



## 23 Honeylees Drive

Tweedbank, TD1 3SD



An Ideal Starter Home, Located In A Popular Residential Area Of Tweedbank, With Fine Countryside Views To The Rear And Driveway.





## 23 HONEYLEES DRIVE

An attractive semi-detached property, located within a sought after area of Tweedbank; which would lend itself perfectly to a first time buyer, or investor having been a successful rental for a number of years. Comprising an open living/dining kitchen space, the free flowing accommodation is ideal for hosting family & friends. Upstairs features two comfortable double bedrooms which benefit inbuilt storage, alongside the family bathroom.

Externally, low maintenance gardens sit to both front & rear, with the latter enjoying fantastic views of rolling fields and countryside. A gravelled driveway ensures private parking for two vehicles, with plenty of additional overflow parking available adjacent.

## LOCATION

Tweedbank, as the name suggests, sits adjacent to the River Tweed, and approximately 500 metres down river from Abbotsford House, the historic home of Sir Walter Scott. Abbotsford Estate is one of the most significant designed landscapes in Scotland, offering 6 walking trails, some of which follow the original paths laid out by Scott himself along the riverside, through the wonderful woodlands, taking in Tweedbank and Gunknowe Loch; a picturesque local nature reserve, in the heart of the village and home to the local ducks and swans. The village lies between Melrose and Galashiels and is a popular choice for house hunters; with a peaceful yet central location it offers excellent transport links, ideally positioned for the commuter, with the capital city of Edinburgh under an hour's drive and within easy walking distance of the popular Borders Rail Link. An excellent and varied range of shops is available at nearby Melrose and Galashiels, including retail park with high street chains, as well as providing independent and specialist shopping, medical facilities and schools from nursery to secondary. The area has a strong sporting connection, with local rugby, football, golf, tennis and horse riding facilities close by and is surrounded by beautiful Borders countryside; with unlimited walks, river spots, hikes and trails.

## HIGHLIGHTS

- Super Starter Property
- Fine Countryside Views
- Driveway
- Easy Reach of Amenities

## ACCOMMODATION SUMMARY

Entrance, Living Room, Dining/Kitchen, Two Double Bedrooms, Family Bathroom.



## EXTERNAL

The garden enjoys a sunshine spot, mainly laid to decking and shrubbery ensuring low maintenance upkeep. The property benefits from fantastic views to the rear of the property over the fields and countryside beyond.

## SERVICES

Mains services, water & electricity, gas central heating.

## ADDITIONAL INFORMATION

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

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating C

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £155,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.