



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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8 Tweedbank Avenue, Galashiels, TD1 3SP

Offers over £275,000



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Offers over £275,000

8 Tweedbank Avenue Tweedbank, TD1 3SP

- Semi-Detached Family Home
- 4 Bedrooms
- 2 Bathrooms & Cloakroom
- Short Walk to Train Station
- Sought-After Location
- Large Open Plan Living Room
- Enclosed Rear Garden
- Ideal for Commuting

We are delighted to offer this immaculately presented 4-bedroom semi-detached family home located in the much sought-after commuter village of Tweedbank, and a short walk from train station. The property offers bright, spacious accommodation over 2 floors with a generous enclosed garden and driveway parking.

- HALLWAY - WC - KITCHEN - SITTING ROOM - DINING ROOM - STUDY/BEDROOM 4 - HALL LANDING - PRINCIPAL BEDROOM WTH ENSUITE - 2 FURTHER BEDROOMS - FAMILY BATHROOM -



Internally

This modern property offers bright, free-flowing accommodation over two floors. The ground floor benefits from an open-plan sitting/dining room, with double doors leading out to the rear garden. The kitchen is set to the front of the property and also on the ground floor is the fourth bedroom which is currently used as a study. Upstairs, the principal bedroom benefits from an attractive balcony as well as an ensuite shower room, while the 2 further bedrooms are served by the family bathroom.

Kitchen

The kitchen is fitted with a good range of wall and base cabinetry overlaid with laminated worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven, 4-ring gas hob and stainless-steel extractor hood. There are spaces for a freestanding dishwasher, washing machine and tall fridge / freezer.





Bathroom

The family bathroom is fitted with a 3-piece suite including WC, vanity basin and bath with electric shower.

The principal en-suite includes a 3-piece suite including WC, vanity basin and shower enclosure with mixer shower and tiled splashbacks.

There is a useful WC with pedestal wash hand basin on the ground floor.

Externally

The generous garden is easily maintained and fully enclosed with timber fencing. The lawn and spacious patio area create a wonderful space for entertaining. To the front of the property is a further garden area and a monoblock driveway.

Location

Tweedbank boasts a wide range of facilities including; local Primary School, Sports Centre with Gym, Play Parks, Convenience Store, Petrol Station and Budgens Store, and popular Industrial and Retail Park. The 'Park and Ride' facility for the Borders Railway Line is also located within Tweedbank providing regular train services to and from Edinburgh Waverley Station with journey times of around 55 minutes.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale. The hot tub and large shed/summerhouse in the garden are specifically excluded from the sale, though may be available by separate negotiation.

Council Tax

Council Tax Band D.

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Viewings are strictly by appointment through James Agent.

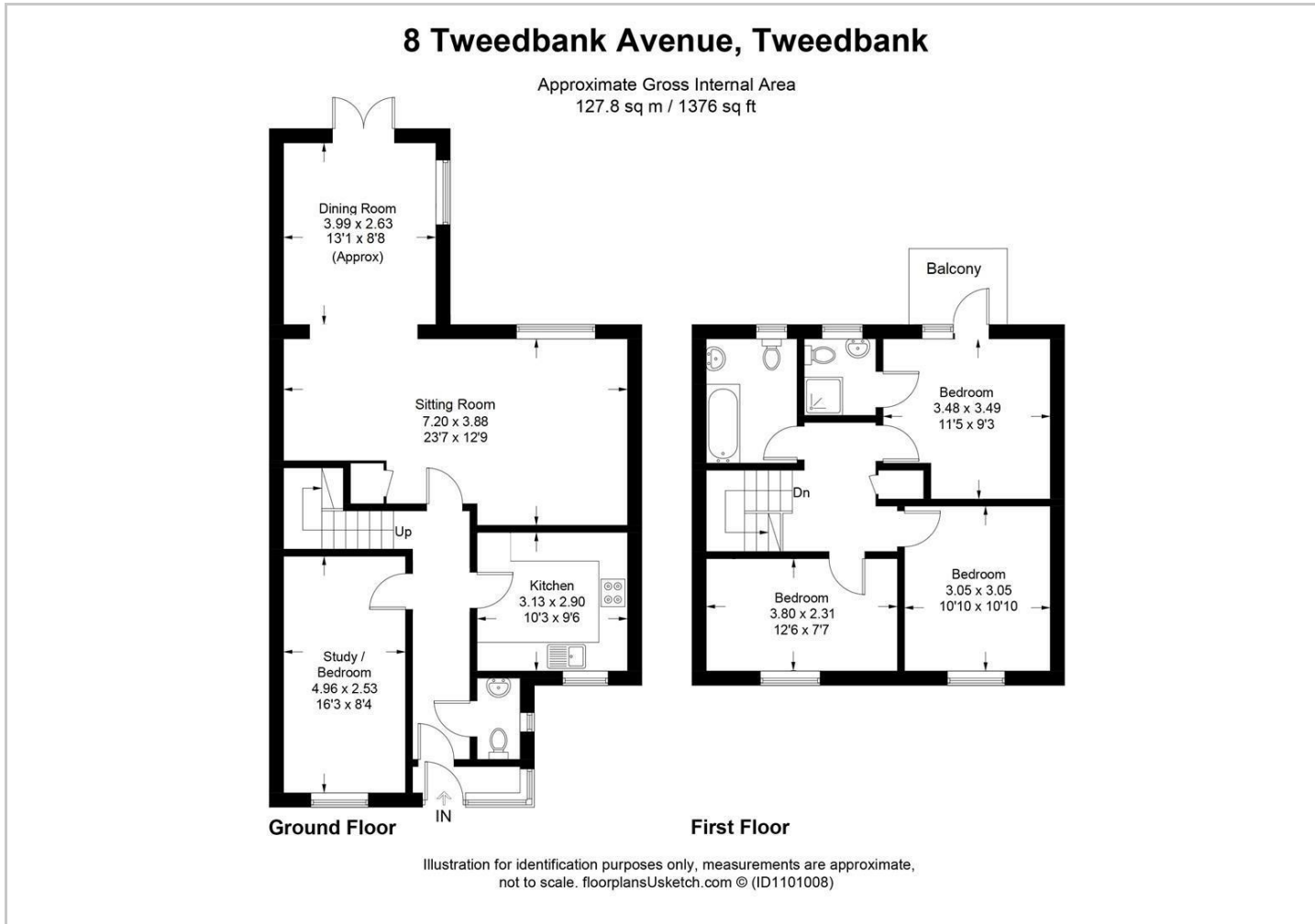
Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





Floor Plans

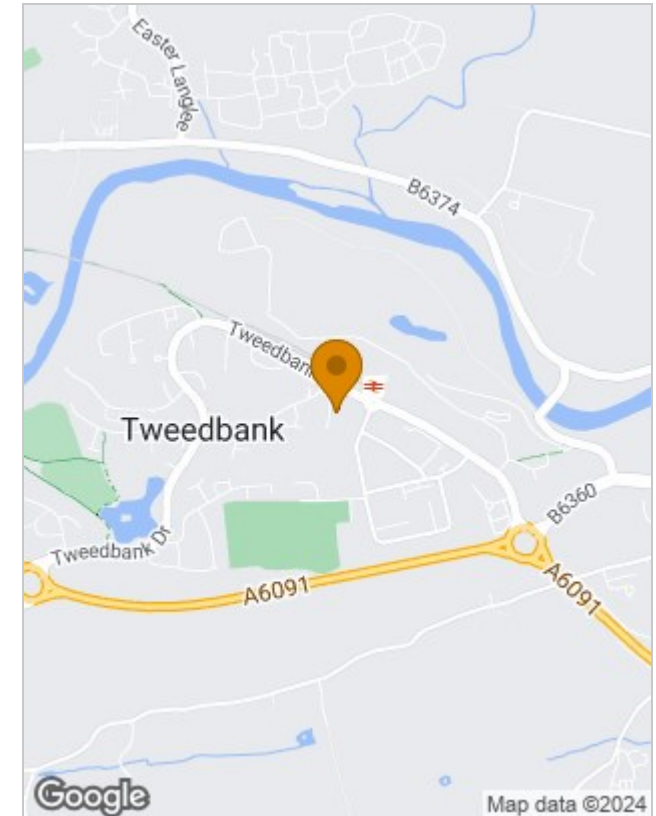


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

