

6/4 Weavers Linn

Tweedbank, TD1 3SX

A Great Opportunity to Purchase This Two Bedroom Flat
For Sale • Offers Over £135,000

Edwin
Thompson







BRIEF RESUME

- Modern 2-bedroom apartment
- Juliette balcony with peaceful outlook
- Proximity to Tweedbank railway station
- Ideal for first-time buyers or investors
- Attractive communal entrance and well-maintained block

DESCRIPTION:

6/4 Weavers Linn is a well-positioned modern apartment in the sought-after Barratt Development of Tweedbank. Offering two bedrooms and an attractive living space, it's perfect for first-time buyers or investors seeking a property in a desirable location near local amenities and transport links.

LOCATION:

6/4 Weavers Linn is located on the outskirts of the picturesque and peaceful village of Tweedbank, set back from the main road, offering a tranquil outlook at both the front and rear of the property. Nestled within a modern, purpose-built block of similar apartments, it enjoys the best of both worlds—a quiet residential environment with easy access to nearby conveniences.

Tweedbank is a vibrant community, perfectly positioned between the historic towns of Galashiels and Melrose. Residents have access to a wide range of amenities, including local shops, a restaurant, sports facilities, and excellent primary schooling. The area is rich in culture and outdoor activities, with nearby attractions such as Abbotsford House, St Cuthbert's Way, and various well-maintained golf courses. The surrounding towns host annual festivals celebrating local heritage, making it a lively and welcoming place to live.

The Scottish Borders region offers an unparalleled quality of life, with its expansive countryside, charming towns, and a strong sense of community. Whether you're into mountain biking, salmon fishing, or simply enjoying scenic walks, the Borders has something to offer everyone. The area's famous Common Ridings and deep-rooted rugby traditions add to its unique charm.

Tweedbank is well-connected by transport links, with the Borders Railway providing a direct route to Edinburgh from the local station, just a short walk from the property. The A7 and A68 roads offer easy access to Edinburgh and beyond, making Tweedbank an ideal location for commuters who seek the perfect balance between work and leisure.

DETAILS:

This well-presented 2-bedroom flat at 6/4 Weavers Linn is part of a modern development in the highly desirable area of Tweedbank. The apartment features

a bright and spacious living room, complete with patio doors that open to a Juliette balcony, providing a peaceful and private outlook. The kitchen is well-equipped and functional, while the bathroom and two bedrooms offer comfortable living space.

Tweedbank is a popular and established residential area, ideally located between the historic towns of Melrose and Galashiels. The village offers a variety of local amenities, including a primary school, sports facilities, a local shop, and a restaurant. The nearby towns provide further shopping, dining, and entertainment options, ensuring that all your needs are met within a short distance.

The Scottish Borders is a region known for its stunning landscapes, outdoor activities, and rich cultural heritage. Residents of Tweedbank can enjoy everything from mountain biking and hiking to cultural festivals and historical sites. The area's strong sense of community and excellent quality of life make it a fantastic place to call home.

With excellent transport links, including the nearby Tweedbank railway station offering direct services to Edinburgh, this property is perfectly suited for commuters. Whether you're a first-time buyer, a young couple, or an investor, 6/4 Weavers Linn represents an excellent opportunity to secure a modern home in one of the Borders' most desirable locations.





ACCOMMODATION :

The accommodation currently comprises: Internally: Entrance hall, living room with patio doors to Juliette balcony, kitchen, bathroom, 2 bedrooms.

AREAS:

The property has been measured to the following areas:

Description	sq m	sq ft
6/4 Weavers Linn	54	570

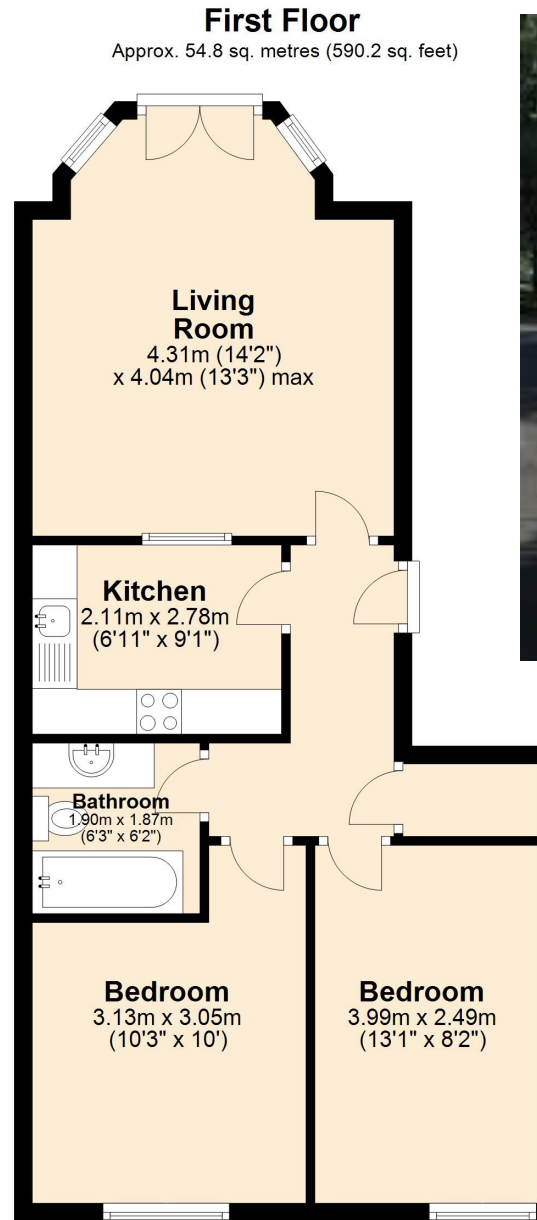
E & o e please note that these measurements have been taken from the EPC register.

SERVICES:

All services are understood to be connected.

VIEWING:

By appointment with the sole agents.
 Please contact Amy Welsh for further details.
 Edwin Thompson, Chartered Surveyors
 76 Overhaugh Street
 Galashiels
 TD1 1DP
 Tel. 01896 751300
 E-mail: a.welsh@edwin-thompson.co.uk



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Total area: approx. 54.8 sq. metres (590.2 sq. feet)



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TWEEDBANK, TD1 3SX

Edwin
Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk