

7 Essenside Drive,

Tweedbank, TD1 3RQ

A Great Opportunity to Purchase This Fantastic 3 Bedroom Terraced House
For Sale • **Offers Over £199,950**

Edwin
Thompson







BRIEF RESUME

- 3 Bed Terraced House
- Spacious Living Accommodation
- Ideal Family Home
- Driveway For 3 Cars
- Close To Train Station & Local Amenities

GENERAL DESCRIPTION

7 Essenside Drive is a beautifully presented three-bedroom terraced home situated in the highly sought-after village of Tweedbank. This property has been tastefully updated to provide modern, functional living spaces. The kitchen and dining room have been transformed into a large open-plan area, perfect for family life, with direct access to a private and secluded garden. The property also features a spacious living room with floor-to-ceiling windows, ample-sized bedrooms, a generous driveway with a single garage, and modern gas central heating. Located on a quiet street with a large green area to the front, this home offers an ideal balance of tranquillity and accessibility.

LOCATION

Essenside Drive is located in the heart of Tweedbank, a charming village nestled in the Scottish Borders. The property occupies a prime position on a quiet street with minimal through-traffic, making it a peaceful and family-friendly

area. The home overlooks a large communal green space, perfect for children to play or for leisurely walks. The village itself is well-equipped with amenities, including a convenience store, primary school, and a variety of leisure facilities such as Tweedbank Sports Complex and a link to the Southern Upland Way.

Tweedbank benefits from excellent transport links, with the Borders Railway providing direct access to Edinburgh in under an hour. The property is within walking distance of the Tweedbank train station, making it a convenient choice for commuters. Additionally, the Borders General Hospital is just a short drive away. For those seeking a more rural lifestyle, the surrounding countryside offers an abundance of walking, cycling, and outdoor activities. Nearby towns such as Galashiels and Melrose, both less than 10 minutes away by car, provide a broader range of shopping, dining, and recreational options.

Living in Tweedbank offers a harmonious blend of village life with the convenience of nearby urban centres. The location is particularly appealing to families and young professionals due to its excellent transport links, access to good schools, and proximity to both Edinburgh and the wider Borders region. For those who value community, natural beauty, and convenience, Tweedbank is an ideal location.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
7 Essenside Drive	99	1065

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

COUNCIL TAX BAND – C

EPC RATING – D65

BROADBAND COVERAGE

This area has access to superfast broadband services, with maximum download speeds of up to 74 Mbps for downloads and 20 Mbps for uploads.

Check online for more details

FLOOD RISKS

Surface Water risks— NO specific risk

This information gives the likelihood of surface water flooding within a 50 metre radius of this location.

This does not take into account the effect of any flood defences.

River risks—NO specific risk

This information gives the likelihood of river flooding within a 50 metre radius of this location.

Check the SEPA website for more details





DETAILS

The property at 7 Essenside Drive is a three-bedroom terraced home that has been thoughtfully modernized to meet the needs of contemporary living. One of its standout features is the open-plan kitchen and dining area, which has been designed to create a spacious and functional family hub. The sleek worktops and modern finishes give this area a stylish yet practical feel, while the direct access to the private garden extends the living space during warmer months. The garden itself has been landscaped with artificial grass, making it low-maintenance and child-friendly, and includes a secure fence for privacy and safety.

The living room is another highlight of the home, with its floor-to-ceiling window providing ample natural light and views of the garden. This feature could easily be upgraded to include patio doors, subject to permissions, enhancing the indoor-outdoor flow of the space. The three double bedrooms are generously proportioned, offering ample storage solutions, including a built-in wardrobe in one of the rooms. The bathroom, while functional with a four-piece suite, offers an opportunity for modernization to further increase the property's appeal.

Additional features include a recently installed boiler and updated electrics in the kitchen, ensuring the property is energy-efficient and well-maintained. The attic has been insulated, contributing to a warm and cozy home during the colder months.



The property also benefits from a three-car driveway and single garage, offering ample parking and storage options. There is further potential to convert the garage into additional living space, utilizing the existing storage cupboard in the hall for internal access, making this an ideal choice for growing families.

Situated in a highly desirable location, this home is within walking distance of the local primary school, Borders College, and Herriot Watt University. The nearby train station provides quick and easy access to Edinburgh, making it an excellent option for commuters. The proximity to local amenities, green spaces, and transport links makes 7 Essenside Drive a versatile property suitable for a variety of buyers, from young professionals to families seeking a long-term home.

ACCOMMODATION

The spacious accommodation briefly comprises:

Ground Floor: Entrance hall, open plan kitchen /dining room, living room and large store cupboard.

First Floor: 3 double bedrooms and bathroom.

External: Garden to the rear, mostly decked with some artificial grass. 3 car driveway to the front.

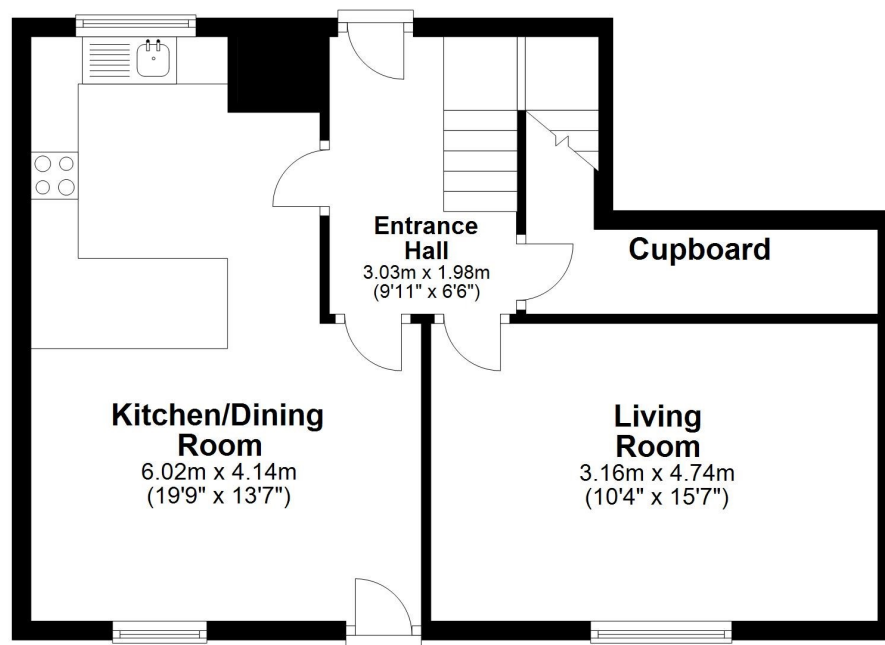
SERVICES

All mains services are understood to be connected with the main heating system being a gas heating system with new boiler, mains electricity supply (end 2020 new electricity circuit board)



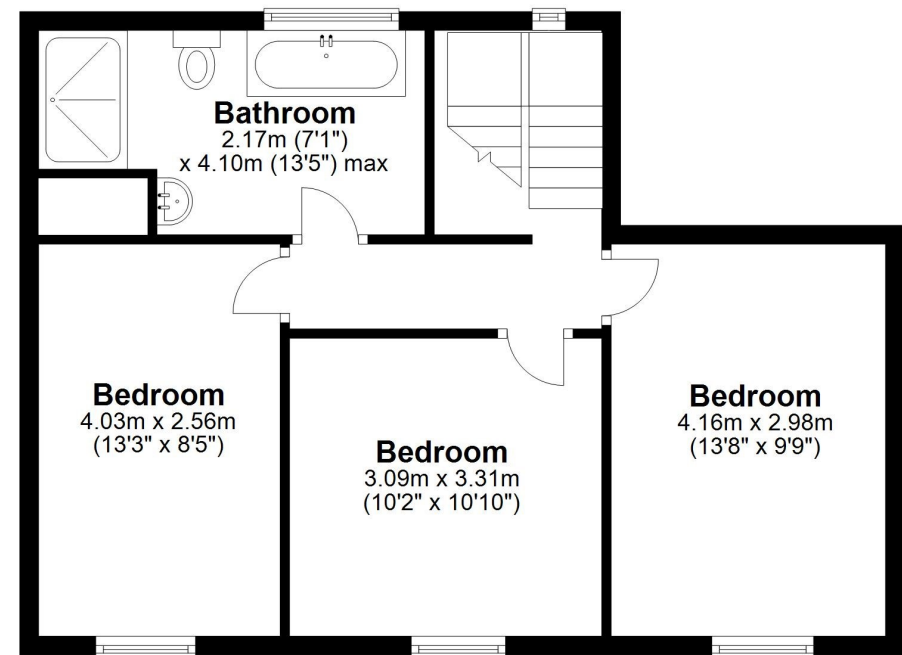
Ground Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.1 sq. feet)







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