

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 8 The Beeches, Tweedbank, TD1 3SY

**Guide Price £300,000**



8 The Beeches is tucked away in the corner of a quiet cul de sac, enjoying a very peaceful setting in the highly sought after village of Tweedbank. It is well positioned for routes outwith the area and benefits from being near to the Tweedbank railway station, which can be reached on foot as can the highly regarded primary school. The property itself provides comfortably proportioned family accommodation, is presented in very good order throughout with the modern kitchen being of particular note as well as the living space which combines both living and dining areas. Upstairs, there are four bedrooms with the master being en-suite and the bathroom is well appointed. It sits upon a very generous plot with the rear garden being especially generous, featuring a large area of raised decking ideal for entertaining and is well screened for privacy; the perfect environment for families. To the front of the house a driveway provides space for two cars and leads into the garage.



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Ground Floor  
Entrance Hall  
Lounge through to Dining Room  
Modern Kitchen  
Utility Room  
Downstairs WC

First Floor  
Master Bedroom with En-Suite  
Three Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Large private garden with raised deck  
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, and the kitchen 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

E

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

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Galashiels, TD1 3AF  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Also At:  
Galashiels, Tel 01896 758 311  
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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



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Approximate Gross Internal Area  
113.5 sq m / 1221 sq ft

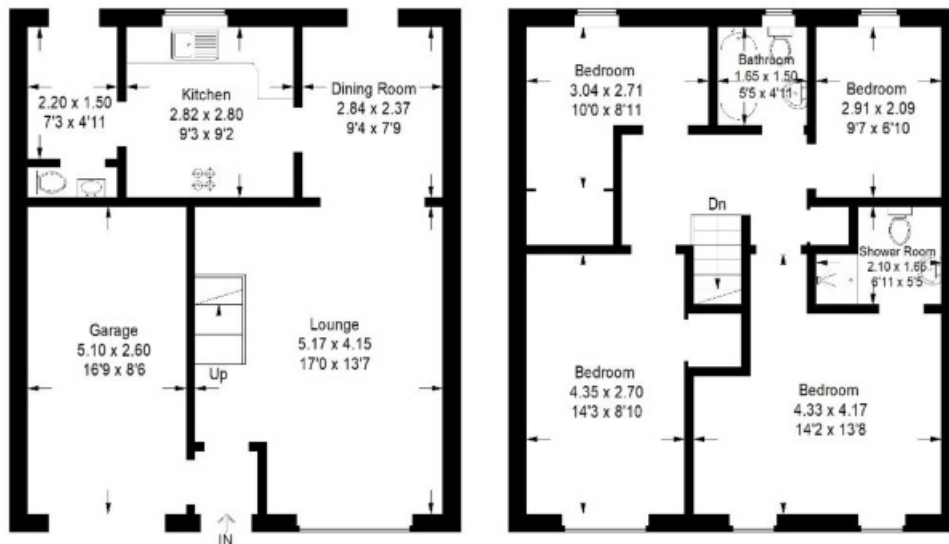


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1109138)

Full members of:



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.