

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 44 Blakehope Court, Tweedbank, TD1 3RB

**OIRO £175,000**



Well-presented throughout, 44 Blakehope Court is a delightful three-bedroom, two-reception room terraced house. Brought to the market in move in condition, the beautiful home was constructed in 1975 and offers a wonderfully versatile family home to the new buyer. Decorated in neutral tones throughout and benefitting from a modern kitchen, viewings are considered essential to fully appreciate.



# 44 Blakehope Court,

Tweedbank, TD1 3RB

OIRO £175,000



**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.

**Description:**

Located in the sought after village of Tweedbank, where an abundance of local amenities and travel links lay at its doorstep, 44 Blakehope Court enjoys a relatively private aspect in addition to a wealth of on-street parking within the residential cul-de-sac. Internally comprising an entrance hallway, lounge, dining kitchen, dining room / bedroom four and WC on the ground elevation, as well as three double bedrooms and family bathroom on the first floor, this property would be ideal for the first time buyer or family. Externally, the terraced home boasts well maintained garden grounds to the rear, bounded by a 6ft timber fence and laid mostly to lawn and planted beds. The outdoor space offers a private sanctuary while also allowing scope for further landscaping, should the buyer so wish.

**Fixtures and Fittings:**

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

**Services:**

Mains gas, electricity, water and drainage.

**EPC:**

C

**Viewings:**

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Galashiels on 01896 758311.

**Home Report Value:**

£175,000.00

**Offers:**

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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### 44 Blakehope Court, Tweedbank, TD1 3RB

Approximate Gross Internal Area = 101.4 sq m / 1091 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4u.co.uk © (ID1115171)

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
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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.