

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 39 The Beeches, Tweedbank, TD1 3SY

**Offers Over £370,000**



39 The Beeches is an ideal family home in the sought-after village of Tweedbank, where modern living meets spacious comfort. This substantial detached house boasts a versatile layout spread across three thoughtfully designed floors, offering ample room for every family member. With two inviting public rooms, five generously sized bedrooms - two of which feature en-suite bathrooms - this property affords plenty of space and comfort. The contemporary kitchen, with its delightful views of the rear garden, provides a real focal point. Outside, there are well planned gardens including an area of decking, perfect for entertaining guests or enjoying peaceful evenings outdoors. Additional features include a double garage and a spacious driveway, ensuring plenty of parking for family and friends. There is also the benefit of 16 solar panels, an air pump heating system, and a Solex battery making this property particularly energy efficient. This easily managed yet sizeable family home is a rare find, combining modern amenities with a welcoming atmosphere in a vibrant community.





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Ground Floor:  
Entrance Hallway  
Lounge  
Dining Room  
Breakfasting Kitchen  
Utility Room  
Downstairs WC

First Floor:  
Master Bedroom with En-Suite  
Guest Bedroom with En-Suite  
One Further Bedroom  
Family Bathroom

Second Floor  
Two Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Well planned & easily managed gardens  
Double Garage & Driveway





### Location

The modern village of Tweedbank caters for most day to day needs with public transport and primary schooling readily available, with more comprehensive facilities 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 Borders towns lie within comfortable commuting distance and the capital city of Edinburgh is less than an hours 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, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Gas central heating. Double Glazing.

### EPC Rating

C

### Council Tax Band

F

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement





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

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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  
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



### 39 The Beeches, Tweedbank, TD1 3SY

Approximate Gross Internal Area = 166.2 sq m / 1789 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193038)

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.