

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



24 Cotgreen Road, Tweedbank

TD1 3SG

Guide Price £130,000



A spacious and well-maintained ground and first floor maisonette, pleasantly positioned in a popular part of Tweedbank, close to Tweedbank Primary School and a short walk to the railway station. The property offers excellent potential and would be ideal for first-time buyers or those seeking an easy-to-manage home. While some elements may benefit from a degree of modernisation, the property is in good overall condition and has clearly been well cared for. The accommodation comprise: Lower hall, double bedroom and store room, upper hall with rear door, lounge, kitchen, shower room and double bedroom. Externally there is a low-maintenance front garden, along with a convenient driveway leading to a single garage. Early viewing recommended.



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GROUND FLOOR:

Lower Hall
Double Bedroom
Store Room

FIRST FLOOR:

Upper Hall with Rear Door
Lounge
Kitchen
Double Bedroom
Shower Room

Gas Central Heating
Double Glazing

Enclosed Garden
Garage
Drive



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 Border 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

C

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Email: gala@cullenkilshaw.com

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



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Approximate Gross Internal Area = 81.9 sq m / 881 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 95.8 sq m / 1031 sq ft

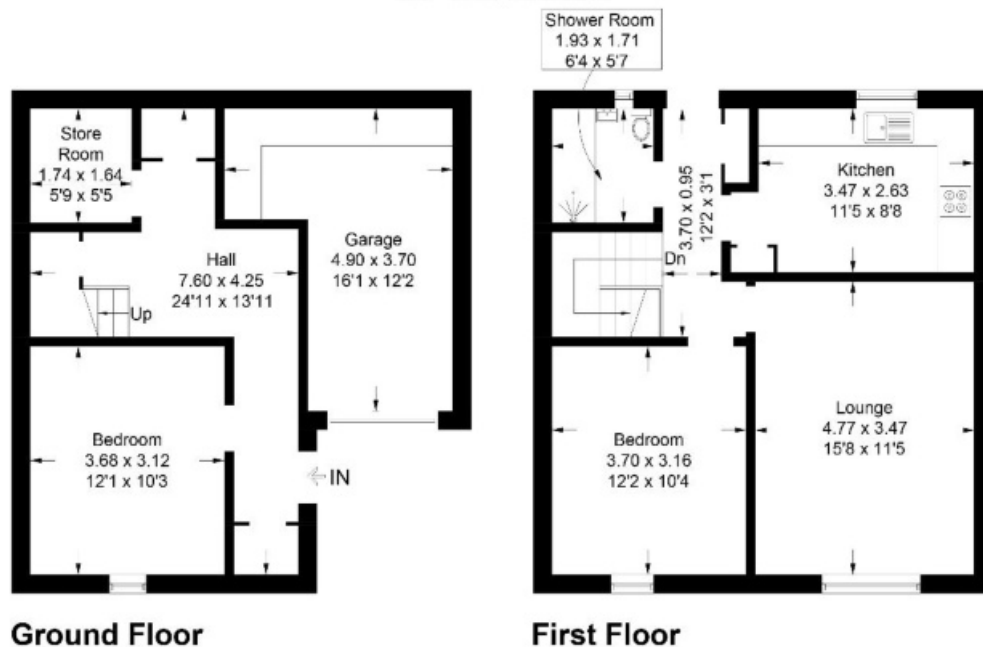


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co @ (ID1201981)

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.