

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**20 Abbotsferry  
Road, Tweedbank**  
TD1 3RX

**Guide Price £240,000**



20 Abbotsferry Road is a well-presented and comfortably proportioned detached bungalow, quietly positioned in the highly sought-after village of Tweedbank. The accommodation includes a lounge with dining area, kitchen, three bedrooms and bathroom, while externally the property benefits from an extremely generous garden, garage and driveway. With excellent potential to extend (subject to planning consents), it's a fantastic opportunity in an area where bungalows—particularly in Tweedbank—are in high demand and sell quickly. Tweedbank is popular for good reason, offering a range of amenities including a railway station, primary school, local shop, restaurant and scenic walks around Gun Knowe Loch, all while providing superb access throughout the Borders and beyond. Early viewing essential.





# 20 Abbotsferry Road, Tweedbank

TD1 3RX

**Guide Price £240,000**

Hall  
Lounge/Dining Area  
Kitchen  
Three Bedrooms  
Bathroom with Separate Shower

Gas Central Heating  
Double Glazing

Generous Garden  
Two Sheds  
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

E

### 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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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



## 20 Abbotsferry Road, Tweedbank

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft  
(Excluding Garage)

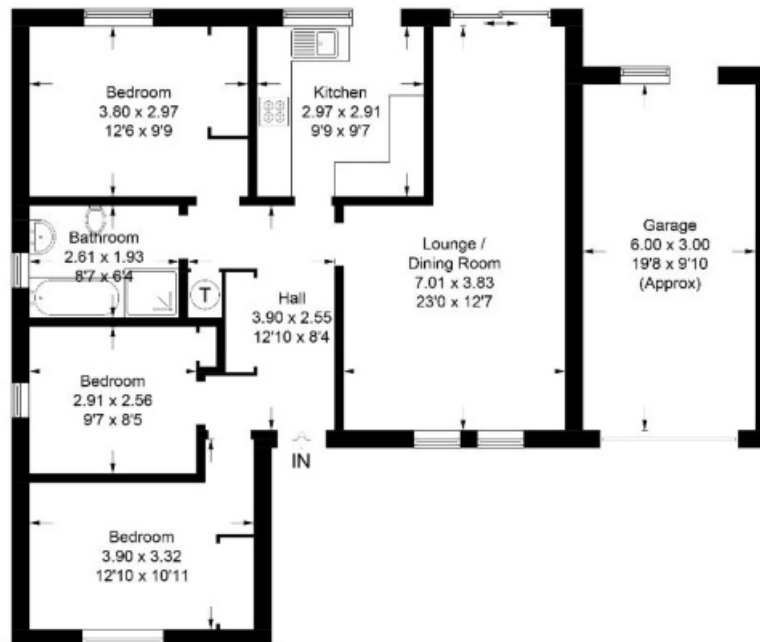


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1209780)

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.