



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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31 Weavers Linn, Tweedbank, TD1 3SX

Guide price £325,000



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31 Weavers Linn, Tweedbank, TD1 3SX

- Detached Family Home
- Immaculately Presented
- Integral Garage & Driveway
- Excellent Local Schooling
- Amenities Close-By
- Four Bedrooms (Principal En-Suite)
- Modern Fixtures & Fittings
- Enclosed Rear Garden
- Easy Walk to Train Station
- Popular Residential Area

31 Weavers Linn is a spacious and beautifully presented four-bedroom detached family home located within a highly desirable modern development in Tweedbank. The well balanced accommodation across two levels has generous living spaces, a modern fitted kitchen with separate utility room, principal bedroom with en-suite shower room, three further double bedrooms, integral garage and enclosed rear garden with decked entertaining area. Ideally suited to modern family living, the home is perfectly positioned for access to local amenities, schooling and excellent transport links including the Borders Railway, and bus services to Melrose, Galashiels and beyond.

ACCOMODATION -

- ENTRANCE HALLWAY - SITTING ROOM / DINING ROOM - KITCHEN - UTILITY ROOM - WC - FOUR DOUBLE BEDROOMS (PRINCIPAL EN-SUITE) - FAMILY BATHROOM -



Guide price £325,000



Internally

Positioned within a sought-after modern development in the ever-popular village of Tweedbank, 31 Weavers Linn is a spacious and well-presented four-bedroom detached family home offering generous accommodation, a private driveway, integral garage and an excellent layout. The property is entered via a welcoming central hallway with staircase leading to the upper floor. To the front, the bright and comfortable sitting room provides an ideal space for relaxing or entertaining, with an archway through to the dining area at the rear which has French windows to the deck. The kitchen, accessed via a door from the dining area is well proportioned and fitted with a good range of wall and base units and worktop space. A separate utility room provides space for washing machine and tumble dryer plus additional cupboards, with access to a separate, usefully sized WC and the door to the back garden. Upstairs, the property benefits from four double bedrooms, all with fitted wardrobes while the principal bedroom enjoys the added benefit of an en-suite shower room. The remaining bedrooms are served by the family bathroom fitted with a bath, wash hand basin and WC. There is a large shelved storage cupboard on the landing.

Kitchen

The kitchen is a bright and functional space, thoughtfully designed to cater for the demands of modern family living. Fitted with an excellent range of wall and base units, the room offers an abundance of storage together with generous laminated worktop surfaces, providing ample preparation space for cooking. A stainless steel 1¼ sink and drainer with mixer tap is positioned beneath the large window. There is an integrated electric oven with gas burner hob and overhead extractor hood, plus an under counter dishwasher and full height fridge/freezer both of which are included in the sale price. Tiled splashbacks complement the work surfaces and add a practical finish to the room, while the overall layout creates a sociable and highly usable kitchen that would easily accommodate a family dining table. Situated directly off the kitchen, the separate utility room provides valuable additional workspace and storage, with space for a washing machine and tumble dryer. The gas boiler, which is situated in the utility room was replaced in 2024. The WC situated off the utility room has ample storage space for coats and boots plus useful extra shelving.

Bathrooms

The family bathroom is located on the first floor and is well appointed with a modern three piece suite comprising WC, vanity wash hand unit and bath fitted with mixer taps and shower attachment.

The principal bedroom benefits from its own private en-suite shower room, fitted with a WC, pedestal wash hand basin and enclosed shower cubicle.

In addition, there is a useful ground floor WC located off the hallway, providing added practicality for guests and day-to-day family living.



Externally

The rear garden has been thoughtfully landscaped to create an attractive and easily maintained outdoor space, predominantly laid to lawn. The garden provides ample room for children to play and for everyday family enjoyment, while the timber decked seating area positioned directly off the French doors from the dining area offers the perfect setting for outdoor dining, summer barbecues and social gatherings. The garden is fully enclosed by fencing and brick walling with a paved pathway to the side of the property allowing access from the driveway. To the front there is an easily maintained lawn area, left unbounded in-keeping with the neighbourhood, and a mono-block driveway providing ample parking for two vehicles

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Outbuildings

There is an integral garage accessed via a metal up-and-over-door to the front benefitting from mains power and lighting.

Location

Tweedbank boasts a wide range of facilities including; local primary school, sports centre with gym, park, playing fields, restaurant/bar, and convenience store. There is also a large fuel station with mini market and Costa Coffee next to which is a recently opened B&Q store. The Tweedbank industrial park has a number of useful businesses. Tweedbank railway station is within easy walking distance, with half hourly trains to Edinburgh Waverley taking about an hour. The bus stop is just a few minutes walk from the property, serving buses to Galashiels, Melrose, Border General Hospital, Kelso, Jedburgh and beyond. For shopping, Galashiels has several supermarkets and a wide range of other shops, while Melrose offers a small supermarket, plus independent shops including butcher, bakers and a delicatessen

Fixtures & Fittings

Fitted flooring, blinds, integrated appliances, dishwasher and large fridge/freezer are included in the sale. The Bosch dishwasher and fridge/freezer are less than two years old and still under manufacturer guarantee. The gas boiler was replaced in September 2024.

Services

All mains services are present; water, electricity, drainage, gas and high speed FTTP internet

Council Tax

Council Tax Band E.

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

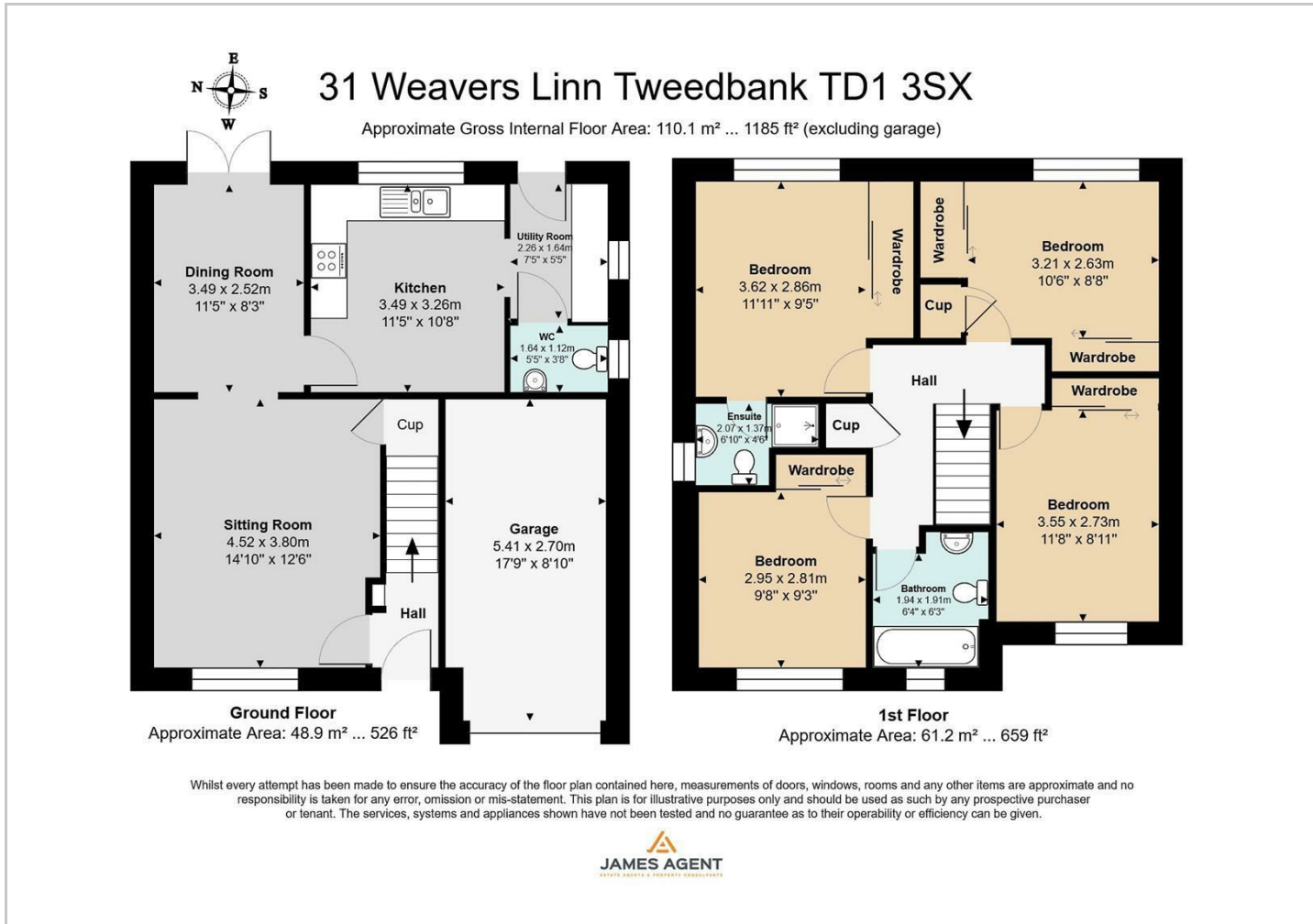
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer at any time.





Floor Plans



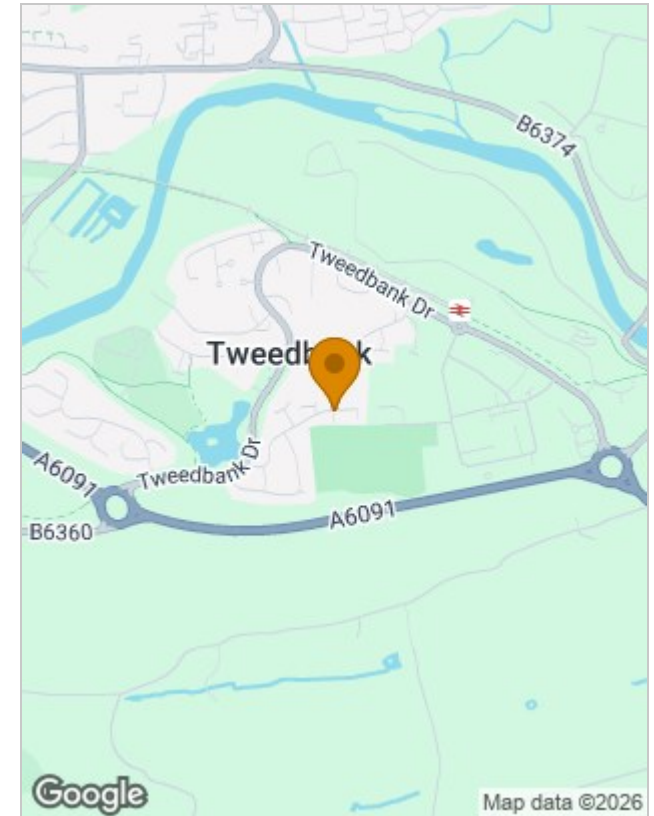
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

