



2 Honeylees Drive

Tweedbank, TD1 3SD

Guide Price £175,000



Set within a lovely private position in the ever popular village of Tweedbank, this terraced family home offers a flexible split level layout arranged over three floors - ideal for modern family living. The accommodation is well proportioned throughout, with a bright lounge to the rear featuring a large picture window framing views over the garden, a good sized dining room, and a practical kitchen. At entrance level, a family bathroom and separate WC add convenience, while the first floor provides three well sized bedrooms, each offering comfortable space for children, guests or home working. The property has been well maintained over the years and presents an excellent opportunity for buyers wishing to modernise and style the home to their own taste. Outside, the fully enclosed rear garden enjoys excellent privacy and is perfect for children, pets or relaxed outdoor living. Private parking sits to the front, adding to the ease of everyday life. A superb family home in a sought after Tweedbank setting, offering space, potential and a wonderfully peaceful position.



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Entrance
Hallway
Bathroom
WC

Ground Floor:
Lounge
Dining Room
Kitchen

First Floor
Three Bedrooms

Gas Central Heating
Double Glazing

Enclosed rear garden
Private parking at front door drive



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 B&Q warehouse there is a BP service station along with associated amenities and shops. 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. Alongside is the local Premier Shop and the Shanghai Banquet Chinese buffet restaurant The Borders General Hospital lies two miles away, 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 is only 800m away which 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, electricity and gas. Double Glazing. Gas Central Heating.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

C

Entry

By mutual agreement



Interested in this property?

Opening Hours:

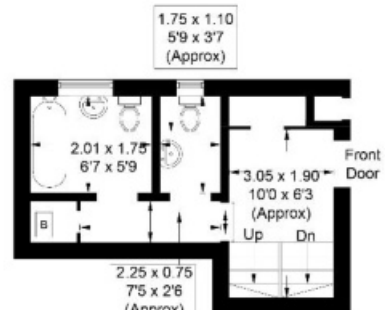
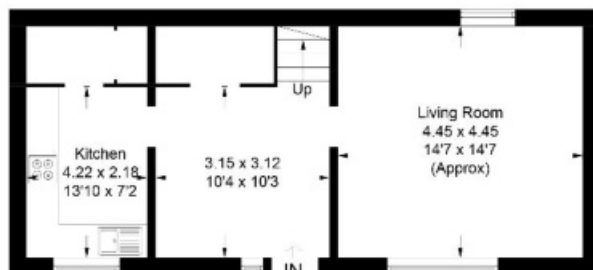
Also At:

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
Tranent, Tel 01875 611211



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Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft
(Excluding External Cupboard)



Lower Ground Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325565)

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.