

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14 Blakehope Court,

Tweedbank, TD1 3RB

Guide Price £190,000



Situated within the ever-popular village of Tweedbank, and less than a five-minute walk from the railway station, 14 Blakehope Court is a deceptively spacious end-terraced property set within a peaceful residential area. The property has been newly renovated throughout and offers stylish, modern accommodation ideal for a range of buyers. The ground floor comprises a contemporary fitted kitchen, spacious lounge and dining area, a newly installed WC and new flooring throughout. Upstairs, there are two generously proportioned double bedrooms, along with a brand-new modern shower room. Externally, the property benefits from enclosed gardens to both the front and rear. The rear garden features a large decked area, creating an excellent space for outdoor dining and relaxation. Further benefits include a detached garage and private parking. This attractive home is ideally suited to first-time buyers, downsizers and those looking for a well-presented property in a popular and convenient location. Early viewing is highly recommended.



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Ground Floor:
Entrance Hall
Lounge
Dining Area
Kitchen
Downstairs WC

First Floor:
Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Front & Rear Gardens
Detached Garage
Parking



Location

The modern and highly sought-after village of Tweedbank offers an excellent range of everyday amenities, making it a popular choice for families, professionals and retirees alike. Within the village are a village shop, 24-hour petrol station with convenience store, B&Q store, the renowned Tempest Brewing Co., a well-regarded primary school and regular bus and rail services. More extensive shopping, leisure and recreational facilities are available in the neighbouring towns of Galashiels and Melrose, both of which are just a short drive away. The picturesque Gun Knowe Loch is a popular destination for both locals and visitors, offering attractive waterside walks and providing a haven for a wide variety of resident and migratory birdlife. The Borders General Hospital is conveniently situated on the edge of the village, while Tweedbank's central Borders location places all of the region's principal towns within comfortable commuting distance. For those travelling further afield, the Borders Railway station provides regular services to Edinburgh Waverley in under an hour.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, gas and electricity. 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

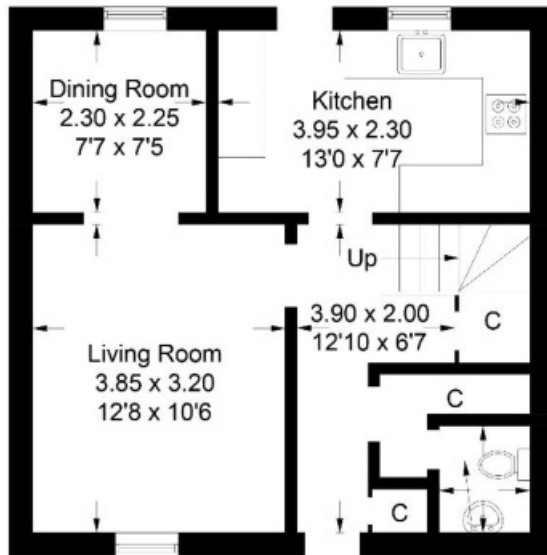
Also At:

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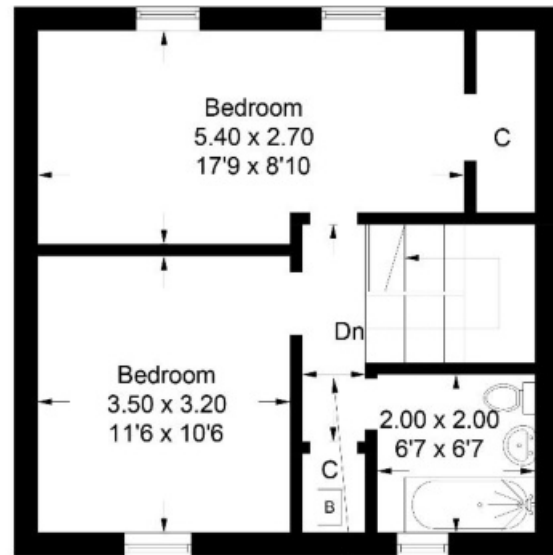
14 Blakehope Court, Tweedbank

Approximate Gross Internal Area = 854 sq m / 79.38 sq ft



Ground Floor

1.35 x 1.15
4'5 x 3'9



First Floor

2.75 x 0.80
9'0 x 2'7

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326163)

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.