JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

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6/8 Weavers Linn, Galashiels, TD1 3SX

Guide price £135,000

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6/8 Weavers Linn, Galashiels, TD1 3SX

- Penthouse Apartment
- Lounge with Private Balcony
- Gas Central Heating & Double Glazing
- Sought-After Development
- Walking Distance to Train Station
- Two Double Bedrooms
- Views Over Tweedbank Loch
- Ideal First-Time Buy
- Residents Parking
- Amenities Nearby

An immaculately presented two-bedroom penthouse apartment, located within a modern and well-maintained development in the highly sought-after commuter village of Tweedbank. Enjoying a peaceful setting with attractive views to the rear over Tweedbank Loch, this stylish property offers comfortable, low-maintenance living ideal for first-time buyers, professionals, or those seeking an investment or lock-up-and-leave home.

The accommodation is bright and well-proportioned throughout, with a notable feature being the spacious lounge featuring French doors opening on to a private balcony taking advantage of the open outlook towards Tweedbank Loch. The property further benefits include gas central heating, double glazing, secure door entry and access to well-kept communal garden grounds. The property also enjoys ample private residents' and visitor parking.

Situated within walking distance of Tweedbank Railway Station, providing regular services to Edinburgh, as well as local amenities including a supermarket, café, and parkland, this is an excellent opportunity to acquire a beautifully presented home in a convenient and tranquil location.

ACCOMMODATION

- HALLWAY - LOUNGE - KITCHEN - TWO BEDROOMS - BATHROOM -

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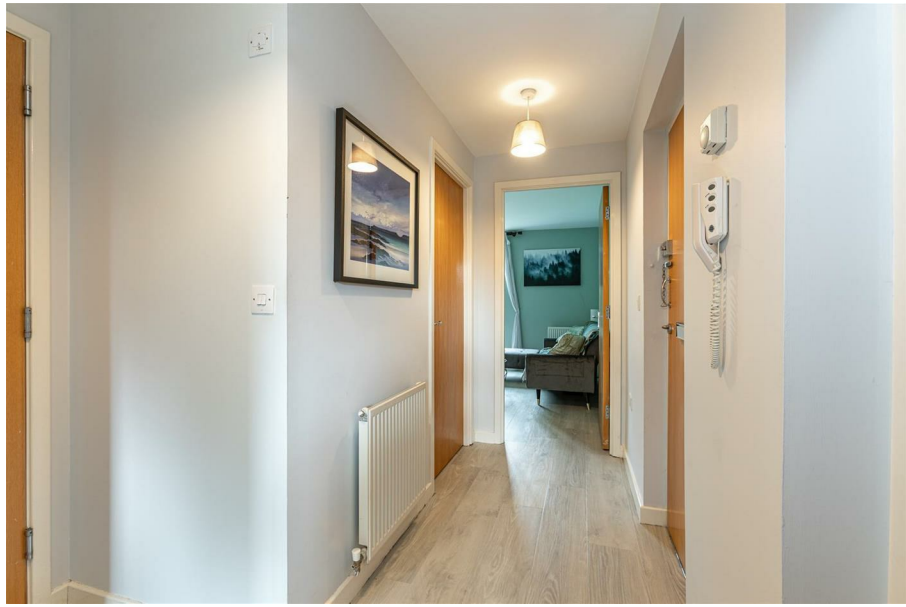


Internally

The entrance hallway provides a welcoming introduction to the home, with a useful built-in storage cupboard and access to all principal rooms.
To the rear, the spacious lounge is a standout feature of the property, with a bright bay window incorporating French doors which open out onto a private balcony, allowing excellent natural light and offering lovely views over Tweedbank. The lounge is finished in neutral décor with quality wood-effect flooring and provides ample space for both lounge and dining furniture, creating an ideal area for relaxation and entertaining. The kitchen is fitted with a range of modern shaker-style units with complementary work surfaces and tiled splashbacks. The principal bedroom features a built-in wardrobe providing excellent storage, while the second bedroom offers flexibility as a guest room, home office or study. Both rooms are well-presented and benefit from large windows ensuring good natural light. 6he bathroom completes the accommodation. The property is tastefully decorated throughout and benefits from gas central heating, double glazing, and a secure entry system, offering a comfortable and easily maintained living environment.

Kitchen

The kitchen is fitted with modern wall and base units and laminated worktops incorporating an inset stainless-steel sink. Integrated appliances include an electric oven, electric hob, extractor hood and fridge freezer. Laminate flooring and tiled splashbacks complete the look.

Bathroom
The bathroom comprises of a modern 3-piece-suite including WC, vanity wash hand basin and fitted bath with mixer shower and tiled splash backs.

Externally
There are well-maintained communal garden grounds and residents parking.

Service Charge
It is understood that there is an annual service charge of approximately £1200 per annum, managed by James Gibb Property Management.
The services charge is billed quarterly and includes the buildings insurance premium, cleaning of communal areas, landscaping and routine maintenance and repair of communal areas. The information provided is correct as of October 2025 and may be subject to change.

Location
Tweedbank boasts a wide range of facilities including; local Primary School, Sports Centre with Gym, Play Parks, Restaurant/Bar, Convenience Store and popular Industrial and Retail Park. The 'Park and Ride' facility for the Borders Railway Line is also located within Tweedbank providing regular train services to and from Edinburgh Waverley Station with journey times of around 55 minutes.

Council Tax
Scottish Borders Council - Council Tax Band B.

Fixtures & Fittings
All fitted carpets, floor coverings, blinds and integrated appliances are to be included within the sale. Furniture items may be available by separate negotiation.

Services
Mains water, gas, electric and drainage. Gas fired central heating and double glazing throughout..

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

Viewings
Strictly By Appointment via James Agent.

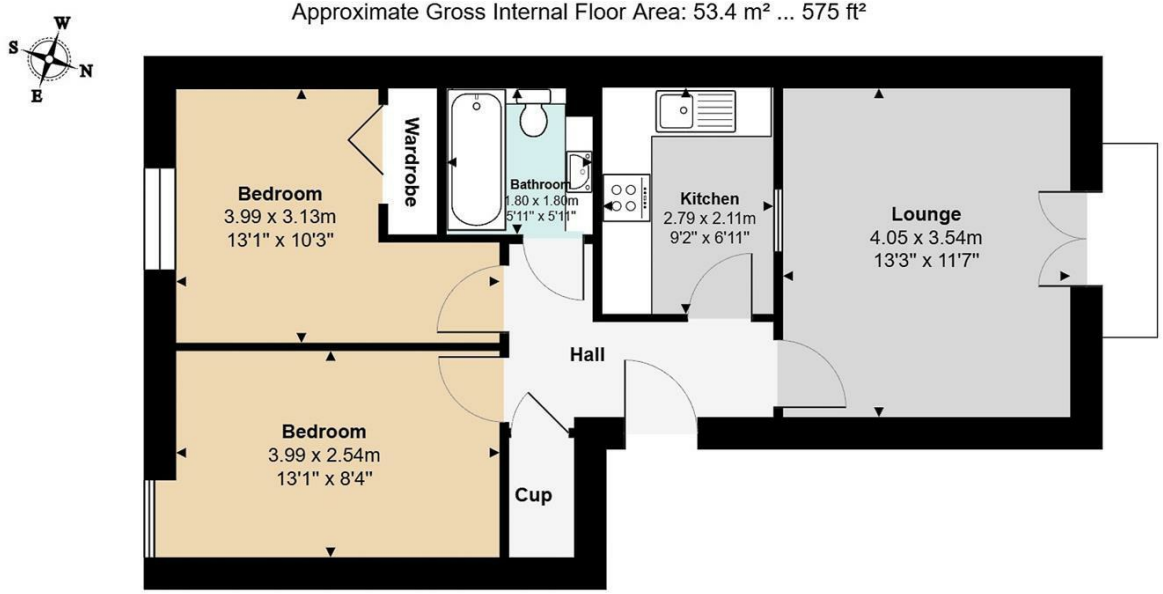
Offers
All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

FOR SALE

Floor Plans

Flat 6, 8 Weavers Linn Tweedbank TD1 3SX

Approximate Gross Internal Floor Area: 53.4 m² ... 575 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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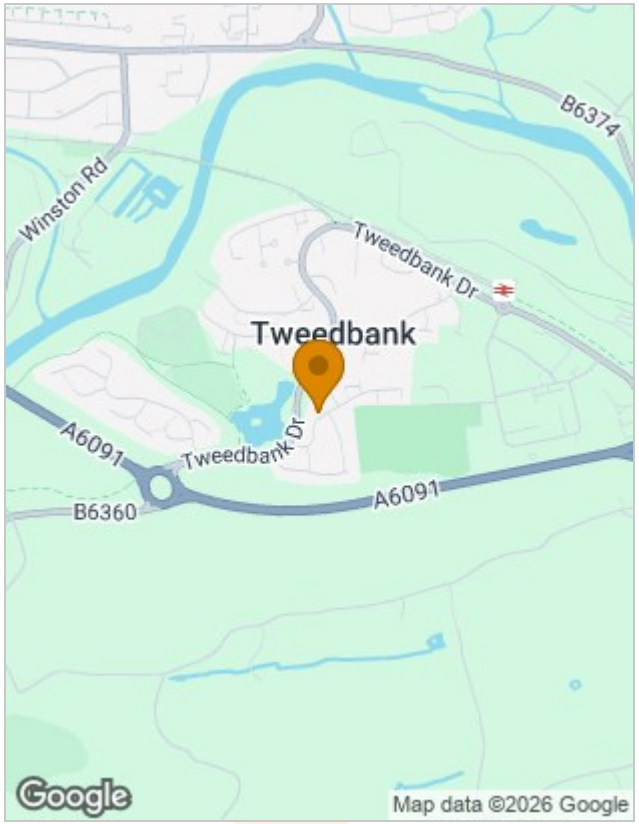
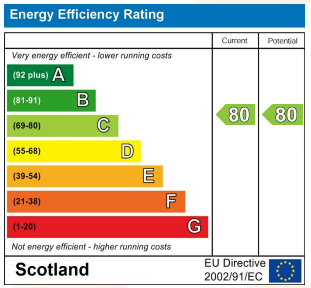
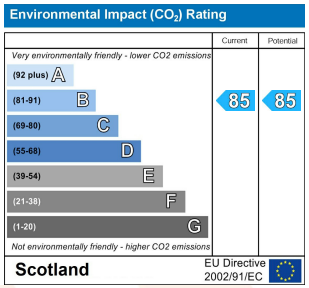
Location Map



Energy Performance Graph





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.