JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

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School House Cotgreen Road, Tweedbank, TD1 3SG

Offers over £250,000

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School House Cotgreen Road Tweedbank, TD1 3SG

- Detached Bungalow
- Open Plan Living
- Large Private Driveway
- Modern Fixtures & Fittings
- Train Station Nearby
- 3 Bedrooms (One En-suite)
- Private enclosed Gardens
- Outbuildings
- Great Local Amenities
- Popular Residential Location

School House is a beautifully presented three-bedroom detached bungalow, ideally situated within the popular Borders town of Tweedbank. Offering bright and spacious accommodation throughout, the property has been thoughtfully designed to provide comfortable and practical family living. With generous off-street parking, attractive low-maintenance gardens and excellent access to local amenities, schools and transport links, School House presents a wonderful opportunity to acquire a versatile home in a sought after location.

ACCOMMODATION
- Kitchen/Sitting Room - Utility Room - 3 Bathrooms (One Ensuite) - Family Bathroom -

Offers over £250,000

Internally
Positioned in the ever-popular village of Tweedbank, The School House is a well-presented property with modern fixtures & fittings throughout. The property is entered via the main entrance on the east side opening in to a central hallway. The well-appointed kitchen/living/dining room offers bright and spacious accommodation ideal for both relaxing and entertaining, leading to a separate utility room. The accommodation is further enhanced by a convenient family bathroom and three spacious bedrooms with the Principal bedroom offering ensuite facilities.

Kitchen
The kitchen is a bright and functional space, fitted with a range of wall and base units, with compatible worktops, composite sink and stainless steel mixer tap. There is an integrated oven, gas hob with extractor fan overhead. There is also space for a freestanding fridge freezer and dishwasher. Wet wall splashbacks complement the work surfaces and add a practical finish to the room. Situated directly off the kitchen, the separate utility room provides valuable additional workspace and storage, with space for a washing machine and tumble dryer.

Bathroom
The family bathroom is well appointed with a modern three piece suite comprising WC, vanity wash hand unit and bath fitted with mixer taps and shower.

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

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 ride range of other shops, while Melrose offers a small supermarket, plus independent shops including butcher, bakers and a delicatessen.

Externally
The rear garden is designed for easy maintenance and features a paved patio alongside an area of lawn. It provides ample space for children to play and for everyday family enjoyment, while the patio, accessed directly via French doors from the dining area, creates the perfect setting for outdoor dining, summer barbecues and entertaining guests. The garden is fully enclosed by brick walls, offering both privacy and security.

To the front, an attractive, low-maintenance chipped driveway, left unbounded in keeping with the surrounding neighbourhood, provides generous off-road parking and gives access to the garage, carport, workshop, gym and garden pod.

Outbuildings
Externally there is a timber carport, garage, workshop and gym. The rear garden also boasts a fully insulated garden office with mains electricity, making it ideal for home working, a studio, or additional flexible space.

Fixtures & Fittings
Fitted flooring, blinds and integrated appliances are included in the sale.

Services
All mains services are present; water, electricity, drainage, gas.

Council Tax
Council Tax Band D.

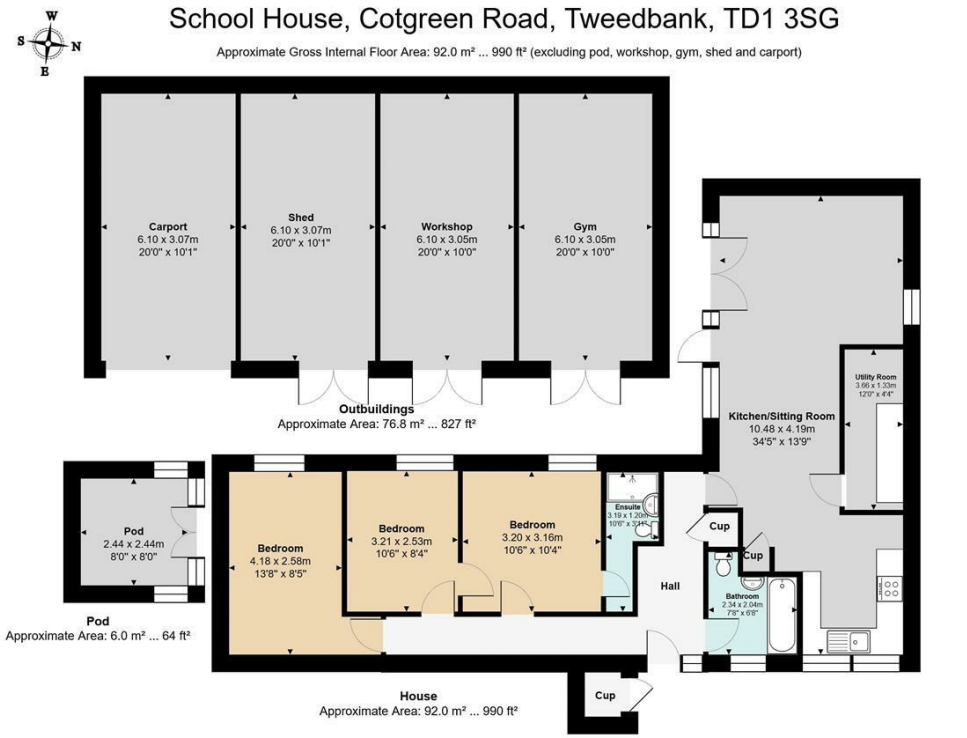
Viewings
Viewings are strictly by appointment via James Agent.

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.

SAMSUNG
DIGITAL INVERTER
10 WARRANTY

Floor Plans



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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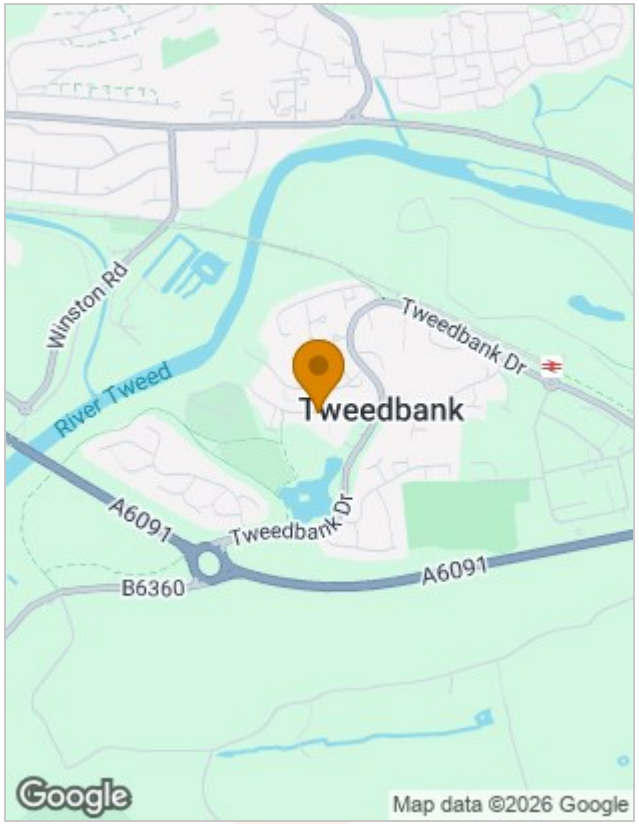
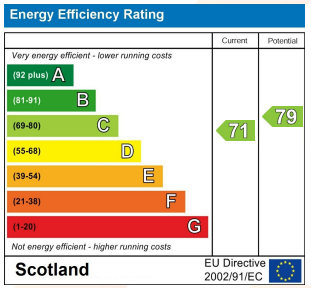
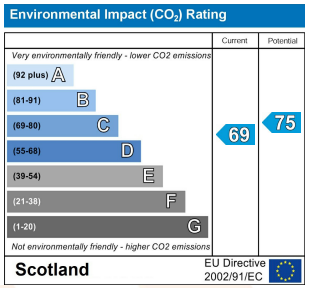
Location Map



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.