



**15 The Beeches is an immaculately presented two-bedroom mid-terraced house located in a popular residential area of Tweedbank, which lies halfway between the Borders towns of Melrose and Galashiels.**

**A particular feature of this desirable location is the proximity to the Borders Railway, which runs from Tweedbank to Edinburgh, as well as the Borders General Hospital which lies on the outskirts of Melrose. A petrol station with shop, B & Q store, micro-brewery, and Chinese restaurant also provide some additional facilities for the area.**

**Internally, this bright and well-appointed house lies across two levels and comprises two bedrooms, a bathroom, a large sitting room with dining area, a kitchen and a downstairs wc. There is good storage throughout, plus gas fired central heating and double glazing.**

**Externally, the property has a small area of garden ground to the front with private driveway parking which is a particular bonus, along with an external store. To the rear lies a generous enclosed garden with lawn area, raised beds and a patio which is ideal for more informal entertaining.**

**Edinburgh is easily accessible via the A68, or the A7 with most Borders towns readily available from this central location, as well as via the aforementioned Borders Railway.**

**Edinburgh 41 miles. Galashiels 2.5 miles. Melrose 2.5 miles  
(All distances are approximate)**

#### **Location:**

15 The Beeches is located in the popular village of Tweedbank which is the home for the terminus of the Borders Railway which runs from Tweedbank to Edinburgh. Situated between Melrose and Galashiels, Tweedbank benefits from a shop, and a primary school, with secondary schooling at Galashiels Academy. With an approximate population of 1700 there is also sports centre, with running track, all weather hockey pitches, indoor bowling and a thriving industrial park with a B&Q, a petrol station, a microbrewery, a Chinese restaurant and shop. The Borders General Hospital, the largest hospital in the Scottish Borders is only a mile or so away, on the fringes of Melrose.

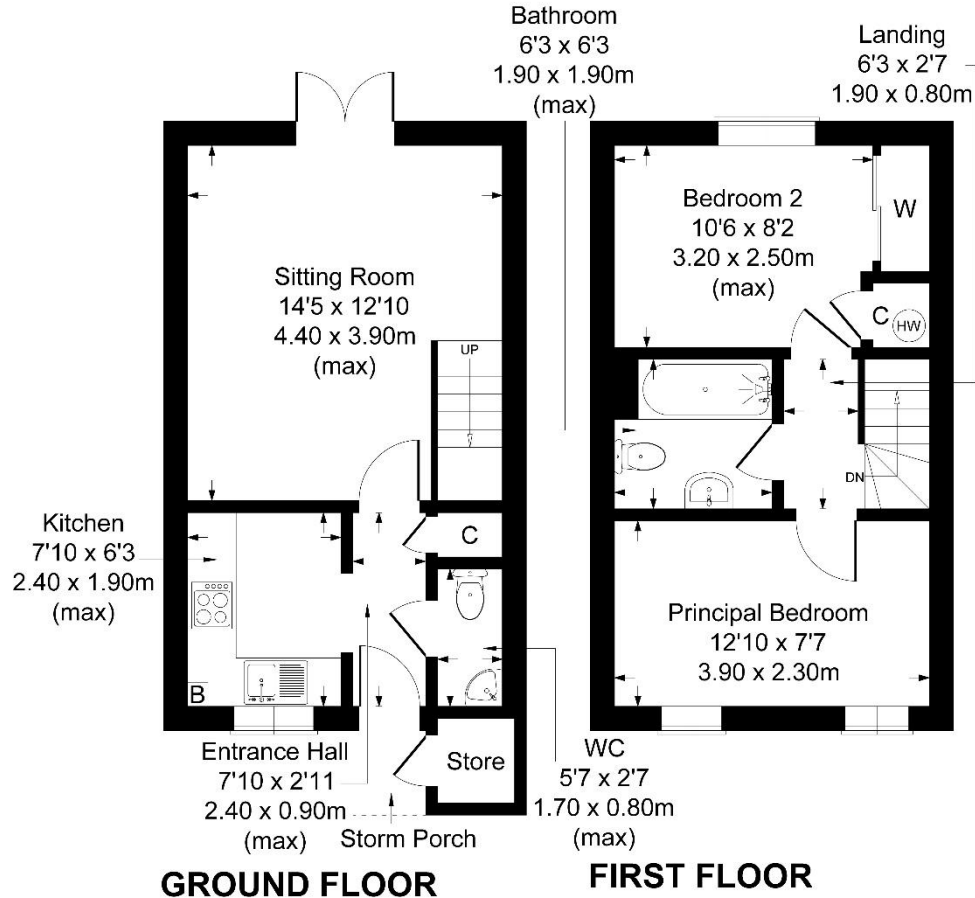
The old mill town of Galashiels to the West - with a population of 12,000, offers a full range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include The Great Scottish Tapestry, Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award-winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a Transport Interchange built primarily around the train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC and Gala Fairydean FC, and local festivals include the historic Common Ridings held in the summer which is of particular note. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way. Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School and secondary schooling is at the newly built Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with a station in the town. There is also a busy bus service which runs from the Interchange, beside the railway with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 43 miles and 66 miles away respectively.





## 15 The Beeches, Tweedbank, Galashiels TD1 3SY



FOR ILLUSTRATIVE PURPOSES ONLY



### Directions:

For those with satellite navigation the postcode is: TD1 3SY

Coming from Edinburgh take the A68 South, passing through Pathhead, Lauder and Earlston. On reaching the roundabout, approximately three miles outside Earlston, turn right onto the A6091 Signposted Melrose and Galashiels. Continue past the Borders General Hospital and at the second roundabout take the third exit into Tweedbank. Proceed along Tweedbank Drive and take the first right turn into Weavers Linn. Turn immediately right into The Beeches and number 15 sits on the right-hand side halfway along.

Coming from Galashiels, go over the Kingsknowes roundabout, over the River Tweed, and at the next roundabout take the first exit and follow the above directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, mains drainage, gas central heating, and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: B

#### EPC Rating:

Current EPC: C74

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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