

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



4/2 Weavers Linn, Tweedbank

TD1 3SX

Guide Price £135,000



This well-presented ground floor apartment forms part of a modern residential development in the increasingly popular village of Tweedbank, just a short walk from the railway station. Enjoying a peaceful setting with lovely open outlooks towards Gun Knowe Loch. Well-maintained throughout, the property offers comfortable, low-maintenance living and is ideal for buyers seeking a home that is ready to move into, while also appealing as a strong buy-to-let opportunity. The development benefits from neatly kept communal garden grounds and a residents' car park.



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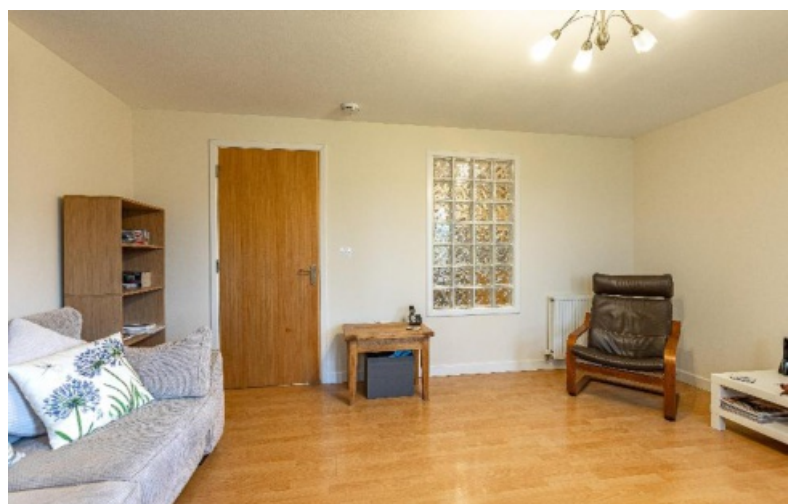
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Communal Entrance
Hall
Lounge with Juliet Balcony
Kitchen
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Secure Entry System

Communal Garden Grounds
Residents' Parking



Location

The modern village of Tweedbank caters for most day to day needs with public transport and primary schooling readily available, with more comprehensive facilities 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. The Borders General Hospital lies close by, all major Border 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 provides easy access into central Edinburgh in less than an hour.

Fixtures & Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing. Secure entry system.

EPC

B

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

A factor charge of approximately £110 per calendar month is levied for the buildings insurance, upkeep of grounds, window cleaning & maintenance of common areas.



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:

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 = 55.7 sq m / 599 sq ft

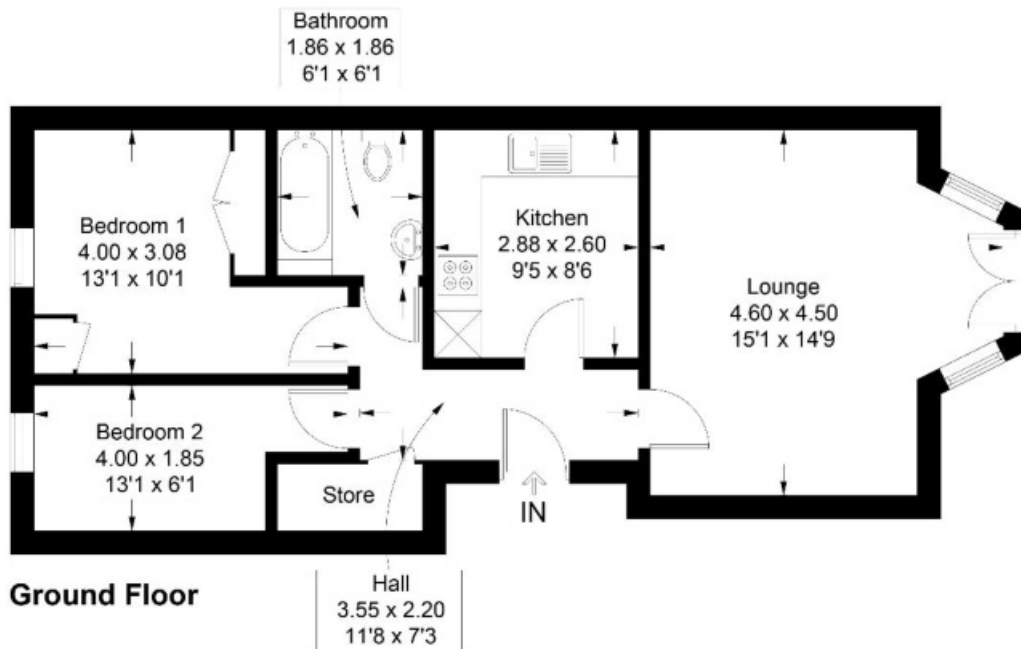


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264915)

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.