



16 Tweedbank Avenue is an immaculately presented and deceptively spacious three-bedroom detached 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.

Internally, this bright and well-appointed house lies across two levels and comprises three bedrooms, an ensuite shower room, a family bathroom, a sitting room, and a dining room with kitchen off. There is good storage throughout, including the attic complete with loft ladder, plus gas fired central heating and double glazing.

Externally, the property has private driveway parking for two cars to the front, with a small area of garden ground. To the rear lies a generous enclosed, south facing garden, with attractive backdrop of trees with a good size lawn, extensive decking and paved patio accessed directly from the house, ideal for informal entertaining. There is a further area of tiered decking at the foot of the garden with two garden sheds, providing excellent external storage.

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:

16 Tweedbank Avenue 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 plans for a Lidl supermarket, a petrol station, an M & S shop and a Costa Coffee. 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 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 new Transport Interchange built primarily around the new 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 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.

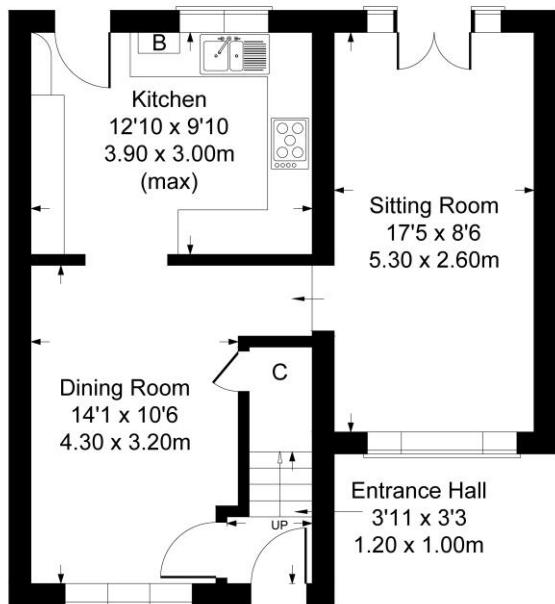
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 43 miles and 66 miles away respectively.



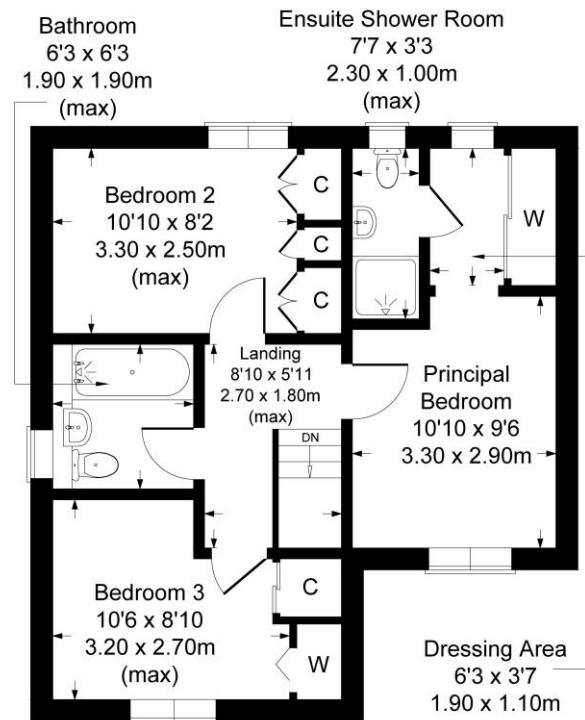
16 Tweedbank Avenue, Tweedbank, Galashiels TD1 3SP

Approximate Gross Internal Area

963 sq ft - 89 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2022



Directions:

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

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 on this road and take the second exit at the next roundabout, into Tweedbank. Proceed along Tweedbank Drive, and over the roundabout at the railway station. Take the next left turn into Craw Wood and the first left into Tweedbank Avenue. Continue to the end of the cul-de-sac and Number 16 sits almost directly in front of you.

Coming from Galashiels, go over the Kingsknowes roundabout, over the River Tweed, and over the second roundabout signposted Melrose. At the third roundabout take the first exit into Tweedbank 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, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: E

EPC Rating:

Current EPC: C72

Viewings:

Strictly by appointment with the selling agents.

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.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.

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.

