



32 The Beeches is an immaculately presented and deceptively spacious four/five-bedroom detached house located in a popular residential development in Tweedbank, which lies halfway between the Borders towns of Melrose and Galashiels.

With interior modifications and recently upgraded bathrooms and interior doors, along with planning permission to extend the existing accommodation, the property is only a short distance from the Borders Railway, which runs from Tweedbank to Edinburgh, which is a particular feature of this desirable location.

Internally, the house lies across two levels and comprises four main bedrooms, two ensuite shower rooms, a family bathroom, a study/bedroom five, a sitting room with family area, a dining kitchen, a utility room and a downstairs wc. With flexible layout, allowing space to work from home, there is good storage throughout with gas fired central heating and double glazing.

Externally, the property has private driveway parking for two cars and an attached garage, with garden ground to the front. To the rear lies an enclosed garden with an attractive backdrop of trees that is mainly laid to lawn with a patio area and large garden shed. 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:

32 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 popular restaurant, 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. 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.

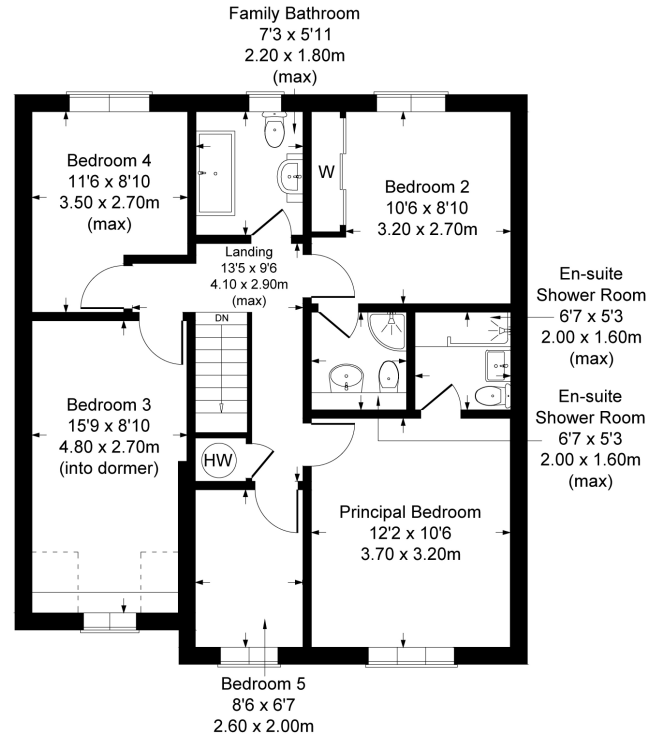
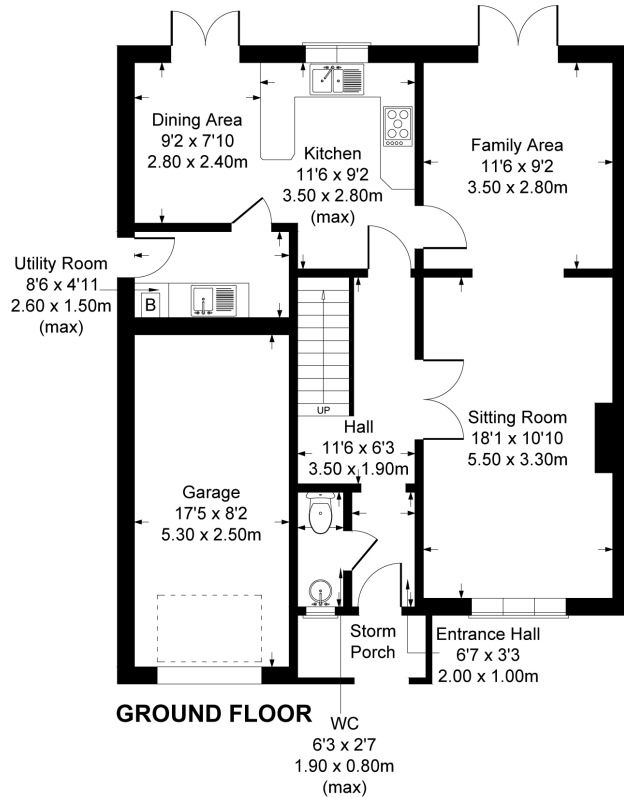
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 43 miles and 66 miles away respectively.



32 The Beeches, Tweedbank, Galashies TD1 3SY

Approximate Gross Internal Area

1722 sq ft - 160 sq m



FOR ILLUSTRATIVE PURPOSES ONLY

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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 on this road and proceed over the first roundabout, taking the third exit on the second roundabout into Tweedbank and onto Tweedbank Drive.

Proceed forward and take the next right turn into Weavers Linn, followed by a first right into The Beeches, then left. Number 32 sits on the right hand side.

Coming from Galashiels, go over the Kingsknowes roundabout and over the River Tweed signposted Melrose. At the second roundabout take the first exit into Tweedbank and onto Tweedbank Drive and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale. Please note that the solar panels are available by separate negotiation.

Services:

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

Outgoings:

Scottish Borders Council Tax Band Category: F

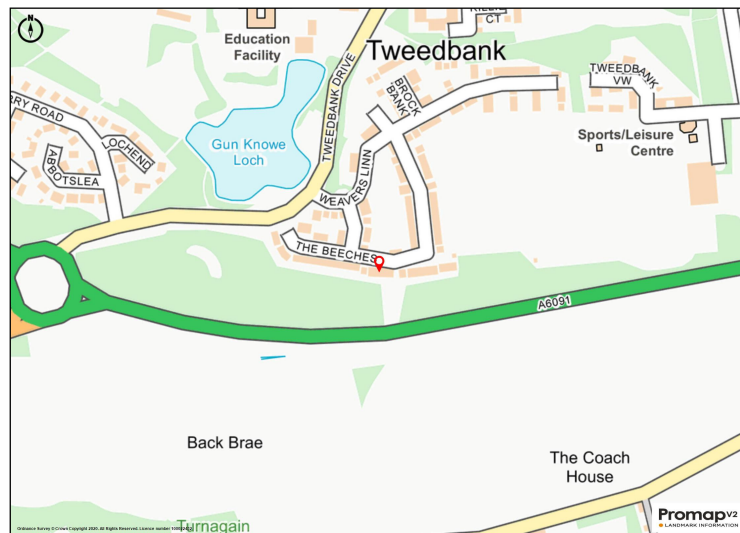
EPC Rating:

Current EPC: A92

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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