

An immaculately presented ground floor apartment located within a modern development in the increasingly popular village of Tweedbank, with its good local amenities and easy access to the Borders Railway making it an ideal base for the regular commuter to Edinburgh.

Edingtons WS

Solicitors & Estate Agents

Guide price £120,000

4/1 Weavers Linn

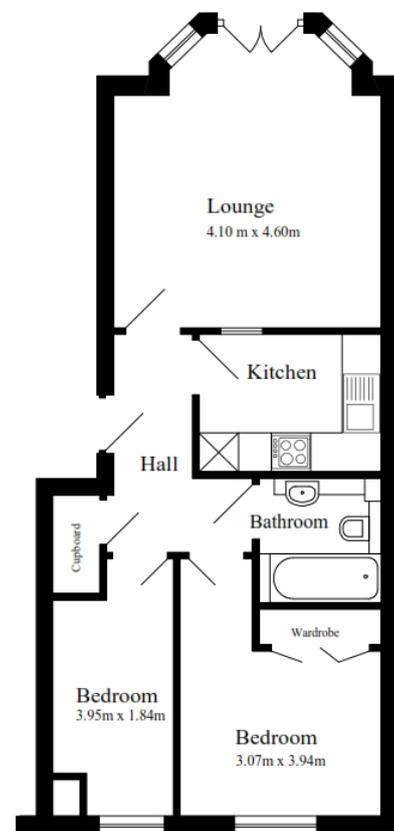
Tweedbank, Galashiels,

TD1 3SX



EPC: C

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Approximate floor area 51 sq. meters

While every attempt has been made to ensure the accuracy of the floor plan shown above all measurements, details and positions are approximate and no responsibility can be taken for any errors or mis statements. This plan is for illustrative purposes only and should not be used as fact.

Council tax band B

Description.

Secure Communal Entrance, Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, DG, GCH, Landscaped Communal Gardens, Private Residents Parking.

The accommodation comprises of the Hall, Lounge, Kitchen, Bathroom and 2 Bedrooms.

Hall

Has a cupboard which houses the gas and electric meters and the high efficiency gas central heating boiler. Slatted shelving for linen.

Dining Lounge 4.10m x 4.60m

With bay window and patio doors opening onto a Juliet Balcony. Attractive glass block section between lounge and kitchen.

Kitchen 2.11m x 2.78m

Fitted with a modern range of beech floor and wall units with co-ordinating work surfaces and tiled splash backs. The units incorporate a stainless steel sink and drainer, integrated electric oven, hob, extractor hood, fridge, freezer and washing machine. Shelving and light pelmet.

Bedroom 1 3.07m x 3.94m

With double window and built in wardrobe

Bedroom 2 3.95m x 1.94m

With single window

Bathroom 1.86m x 1.91m

Fitted with a modern white suite of WC, wash hand basin within vanity unit and bath with over head fully thermostatic mixer shower. Extractor fan. Mirror, shelf and matching towel rail. Tiling to splash backs.

All rooms have central heating radiators with thermostatic control. The room thermostat is situated in the hall.

Outside

The property benefits from landscaped communal gardens which surround the property as well as ample residents private parking.

Services

Mains drainage, water, gas and electricity. Secure telephone entry system.

A Factoring charge of approx £600 per year applies to cover buildings insurance and the cleaning, lighting and upkeep of the communal areas.

Fixtures and fittings

Included in the sale are:
All carpets and floor coverings.
All light fittings.
All blinds and curtain poles.
All integrated appliances in kitchen.

Location.

Tweedbank, which lies around half way between Galashiels and Melrose, is home to the new Waverley Railway Line terminus to Edinburgh which takes you to the city centre in 55mins - a real draw for the commuter. It is also home to the popular Gunknowe Loch and has a range of facilities catering for day to day such as Herges bar and restaurant, a Spar shop/sub post office, hairdresser, sports centre and a primary school. Secondary schooling is found in Galashiels.

Directions.

From Galashiels centre follow the A7 to Selkirk out of the town. At the Kingsknowe roundabout take the first exit and follow the A6091 to the next roundabout. Take the first exit SIGNPOSTED Tweedbank. Take the first turning to the right signposted Weavers Linn and after about 200meters the flats are to your left. Number 4/1 is the second door on the first block.



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