



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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21 The Beeches, Galashiels, TD1 3SY

Guide price **£375,000**



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21 The Beeches, Galashiels, TD1 3SY

- Large Detached Family Home
- Three Reception Rooms
- Integral Double Garage
- Excellent Local Schooling
- Local Amenities Close By
- Five Bedrooms (Two En-Suite)
- Conservatory
- Modern Fixtures & Fittings
- Short Drive to Train Station
- Popular Residential Area

Situated within the highly sought-after area of The Beeches in Tweedbank, this impressive detached family home offers spacious and versatile accommodation extending to approximately 172 sq.m. / 1,855 sq ft. (or thereby). Boasting five well-proportioned bedrooms including two en-suite shower rooms, multiple reception areas and a study / bedroom 6 on ground level with its own shower room, the property is ideally suited to modern family living. Further benefits include a bright conservatory overlooking the garden, practical utility room, and convenient ground floor shower room. Ideally positioned close to local amenities, schooling, and transport links, this is a superb family home in a desirable Borders location.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING ROOM - CONSERVATORY - KITCHEN - UTILITY ROOM - - CLOAK ROOM - FIVE BEDROOMS (TWO EN-SUITE) - STUDY / BEDROOM 6 (WITH SHOWER ROOM) - FAMILY BATHROOM -



Internally

The ground floor offers bright and spacious living accommodation, including a welcoming lounge ideal for both relaxing and entertaining. To the rear of the lounge is the dining room, which provides a focal point to the home and gives access to both the adjoining conservatory and kitchen, creating a layout well suited to modern family living and hosting. The light-filled conservatory enjoys pleasant views over the garden and offers an additional versatile reception space. The well-appointed kitchen is complemented by a separate utility room, which in turn leads to a useful study / bedroom 6 complete with its own shower room, making it an ideal space for growing families, guests, or home working. The ground floor accommodation is further enhanced by a convenient WC and integrated double garage. Upstairs, the property benefits from five well-proportioned bedrooms, providing flexible accommodation for families and visitors alike. Two of the bedrooms enjoy en-suite facilities, including the principal bedroom, while a modern family bathroom serves the remaining rooms. Useful built-in storage throughout the upper floor further adds to the home's practicality and appeal.

Kitchen

The dining kitchen is a bright and well-appointed space, fitted with an excellent range of contemporary wall and base units complemented by stylish laminate-effect worktops and a 1.5 bowl stainless steel sink with drainer and mixer tap. Integrated appliances include an electric oven, and a gas hob with overhead extractor hood and a dishwasher. There is also a dedicated under-counter space for a fridge freezer. The kitchen comfortably accommodates a dining table and chairs, making it a versatile space for both family dining and entertaining.





Bathrooms

The family bathroom is located on the first floor and is fitted with a four-piece suite comprising a WC, pedestal wash hand basin, bath, and separate shower area with tiled splashbacks.

The principal bedroom benefits from a spacious en-suite fitted with a four-piece suite including a WC, pedestal wash hand basin, shower enclosure, and bath with tiled splashbacks.

The second bedroom also enjoys en-suite facilities, featuring a three-piece suite with WC, vanity wash hand basin and shower enclosure with mixer shower and tiled splashbacks.

The ground floor shower room is also fitted with a three-piece suite with WC, vanity wash hand basin and shower enclosure with mixer shower and tiled splashbacks.

Externally

The property enjoys a generous corner plot with gardens to the front, sides and rear.

To the front there is an area of easily maintained lawn and a mono-block driveway providing parking and access to the double garage.

The rear garden is a private and well-maintained outdoor space, designed for ease of upkeep and relaxed enjoyment. Predominantly laid to lawn and enclosed by mature trees and attractive stone walling, the garden offers a pleasant sense of shelter and privacy. A charming timber summerhouse provides an ideal spot for entertaining, hobbies or simply unwinding, while the conservatory opens directly onto the patio area, creating a seamless connection between indoor and outdoor living. The garden also benefits from established planting and a useful timber shed for additional storage.

Outbuildings

There is an integrated double garage to the front of the property accessed via two metal up-and-over doors to the front and a side door from the gardens. The garage benefits from mains power and lighting and makes for an ideal home gym or workshop space with recently painted floor and walls.

There is a timber summer house and shed in the rear garden.

Location

Tweedbank boasts a wide range of facilities including; local primary school, sports centre with gym, park, playing fields, restaurant/bar, and convenience store. There is also a large fuel station with mini market and Costa Coffee next to which is a recently opened B&Q store. The Tweedbank industrial park has a number of useful businesses. Tweedbank railway station is within easy walking distance, with half hourly trains to Edinburgh Waverley taking about an hour. The bus stop is just a few minutes walk from the property, serving buses to Galashiels, Melrose, Border General Hospital, Kelso, Jedburgh and beyond. For shopping, Galashiels has several supermarkets and a wide range of other shops, while Melrose offers a small supermarket, plus independent shops including butcher, bakers and a delicatessen.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale. Freestanding items of furniture and white goods may be available by separate negotiation. The shed and summerhouse are also included within the sale.

Services

All mains services are present including water, electricity, drainage and gas.

Council Tax

Tax Band F

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

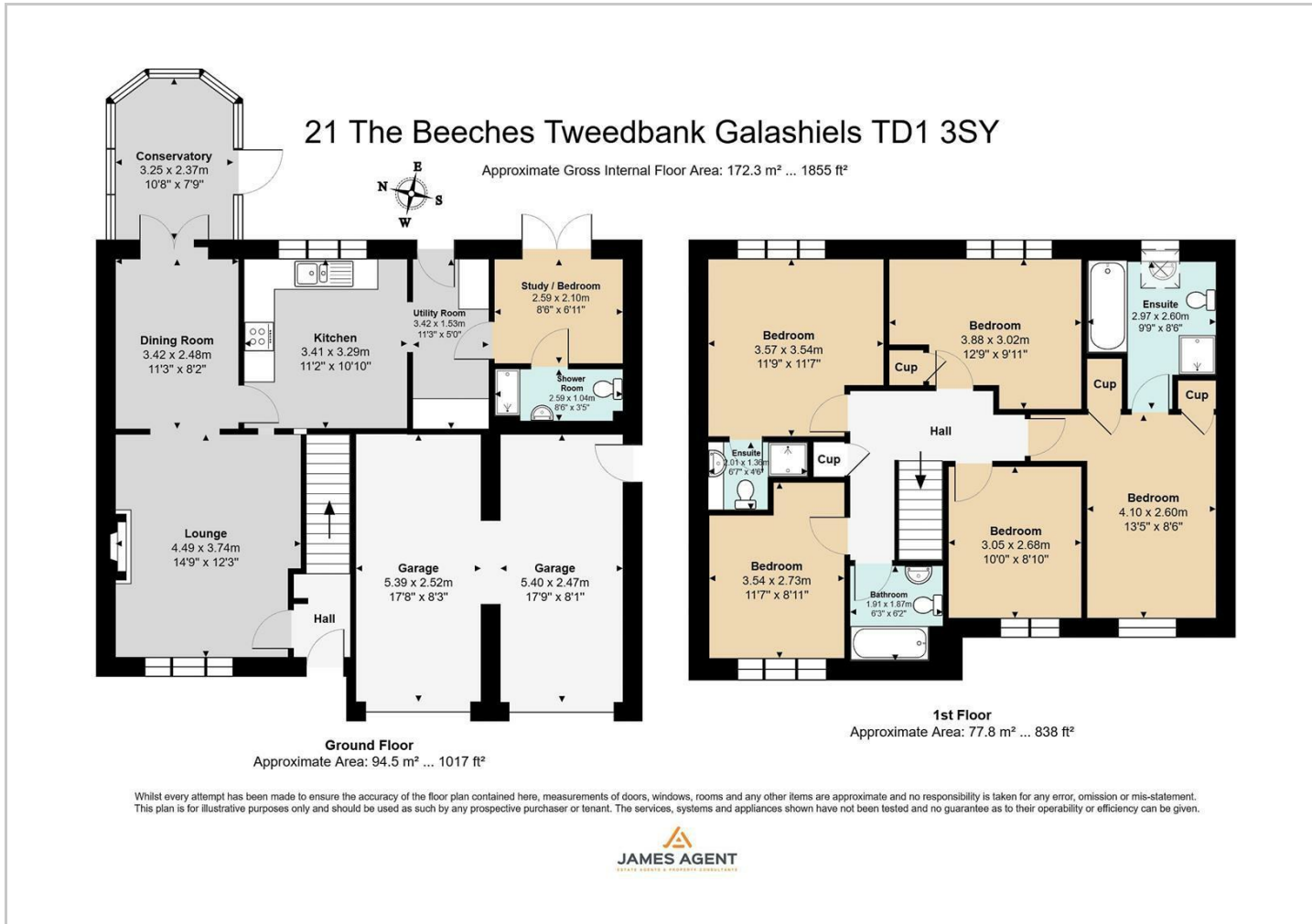
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



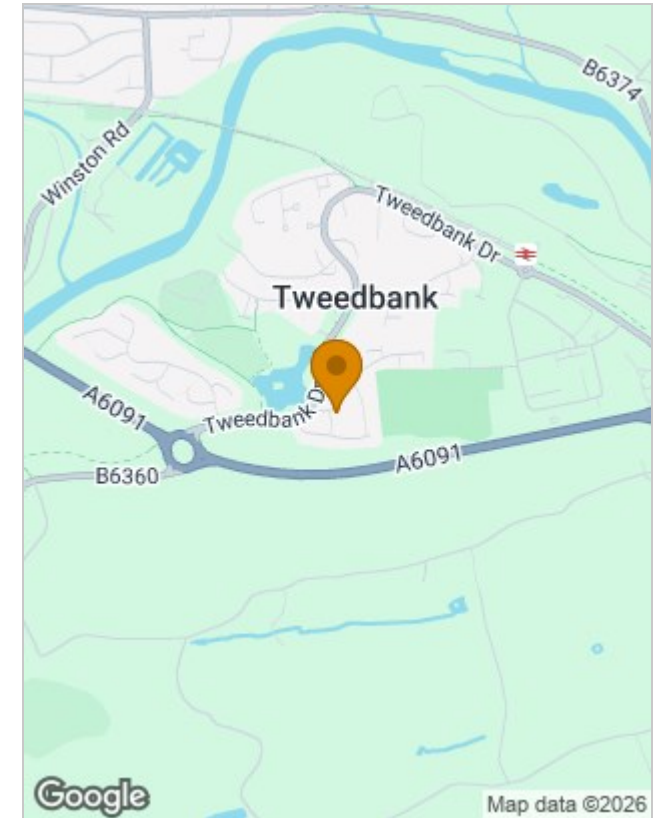
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

