



16 Stobshaw Place, Tweedbank, Galashiels, TD1 3RL

Guide price £200,000





# 16 Stobshaw Place

Tweedbank, Galashiels, TD1 3RL

- Spacious Family House
- 2 Public Rooms
- Enclosed Rear Garden
- Open Plan Living
- Great Local Schooling nearby
- 4 Bedrooms
- Modern Dining Kitchen
- On-Street Parking
- Close to Amenities
- Local Commuting Link to Edinburgh

16 Stobshaw Place is a beautifully presented and deceptively spacious four-bedroom townhouse, set across three floors, located in the ever-popular area of Tweedbank. With flexible living accommodation, a stylish interior, and a private landscaped rear garden, this property is ideal for modern family living.

Tweedbank is a highly sought-after location, benefitting from local amenities including a convenience store, primary school, and play parks. It is particularly popular with commuters, thanks to the Borders Railway station providing direct links to Edinburgh in under an hour. The nearby town of Galashiels offers a wider selection of shops, leisure facilities, and schooling.

## Accommodation

SNUG - WC - KITCHEN/DINING ROOM - LOUNGE - FOUR BEDROOMS - FAMILY BATHROOM - OFFICE



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## Internally

The property opens into a welcoming entrance snug with storage and convenient WC. To the rear of the ground floor, the open plan dining room and kitchen provide a brilliant area for entertaining, finished with a breakfast bar and direct access to the garden via patio doors.

On the first floor, the spacious lounge offers a comfortable family space and is complemented by two double bedrooms.

The second floor boasts two further bedrooms, a stylish family bathroom plus an additional study/office.

## Kitchen

The kitchen is fitted with contemporary units and a feature breakfast bar, flowing seamlessly into the dining space. French doors open directly onto the rear decking and garden, creating a fantastic space for entertaining. The kitchen is fitted with a good range of wall and base units and is overlaid with laminated worktops and incorporates a stainless steel sink. Integrated appliances include electric oven and gas burner hob. There is also space for a freestanding double fridge freezer.



### Bathrooms

The family bathroom is on the second floor and includes a WC, vanity unit with twin sinks and bath with overhead shower and tiled splashbacks.

On the ground floor, there is also a handy WC.

### Externally

To the rear, the private garden has been thoughtfully landscaped with a patio area, artificial lawn, and a decking area with space for a sunken hot tub, perfect for year-round enjoyment.

### Location

Tweedbank boasts a wide range of facilities including; local Primary School, Sports Centre with Gym, Play Parks, Restaurant/Bar, Convenience Store and popular Industrial and Retail Park. The 'Park and Ride' facility for the Borders Railway Line is also located within Tweedbank providing regular train services to and from Edinburgh Waverley Station with journey times of around 55 minutes.

### Fixture & Fittings

All fitted floor coverings, blinds and integrated appliances are to be included within the sale.

### Services

All mains services are present. Double Glazing, Gas Central Heating and Solar Panels.

### Council Tax

Council Tax Band C.

### Viewings

Strictly by appointment via James Agent.

### Home Report

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

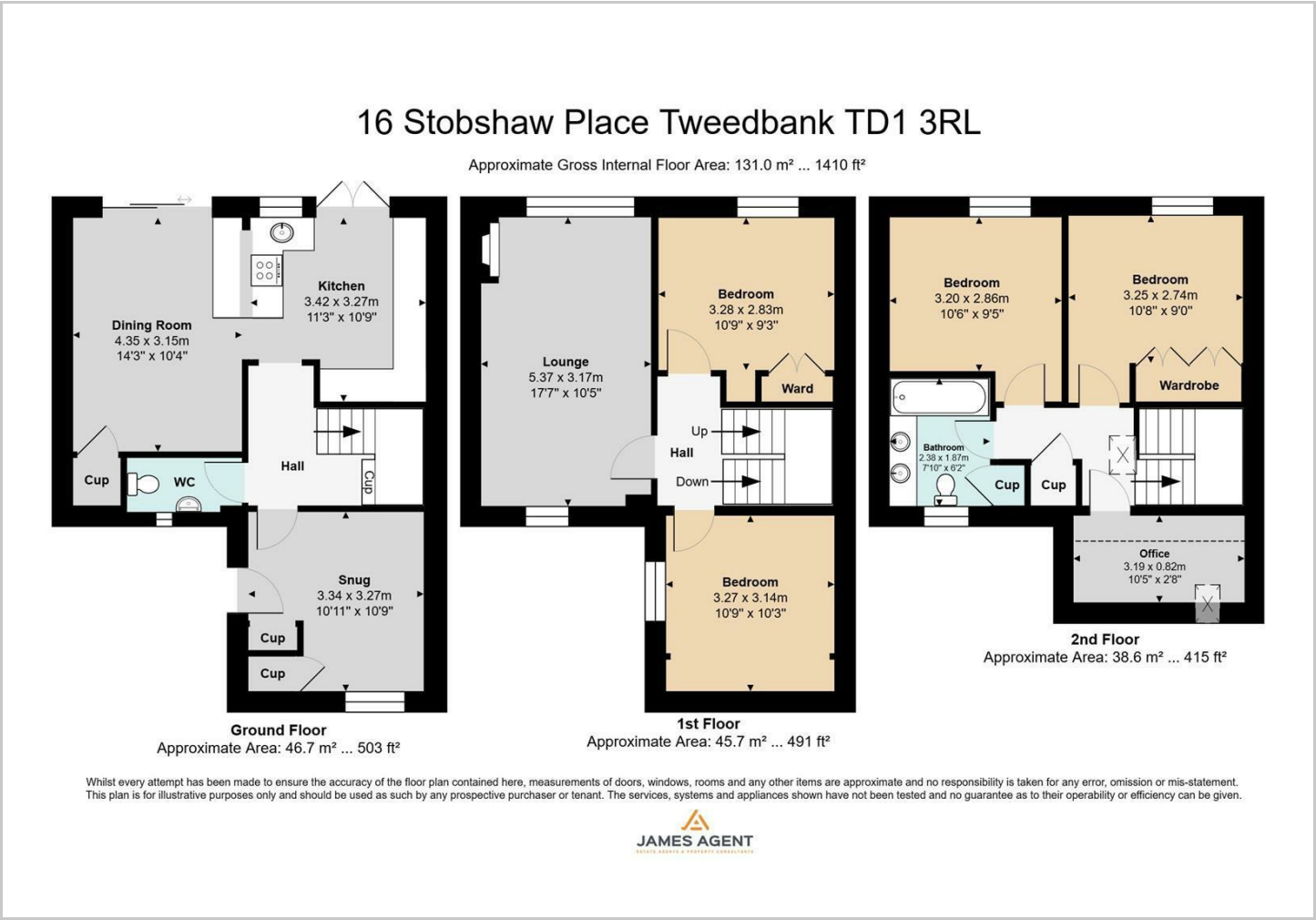
### Offers

All offers should be submitted in writing in Standards Scottish Legal format by your Solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set, the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



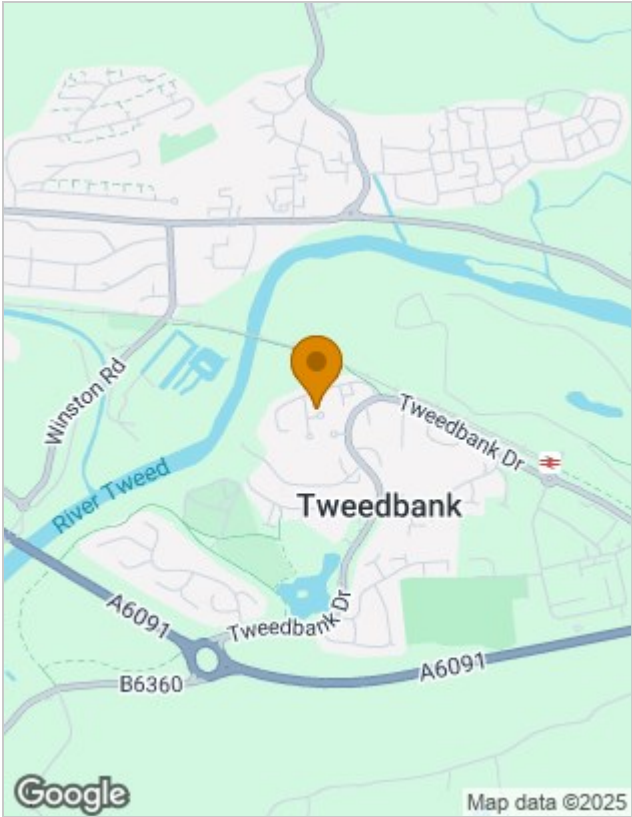
Viewing

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

