



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



8/1 Weavers Linn, Galashiels, TD1 3SX

Guide price £125,000





8/1 Weavers Linns Galashiels, TD1 3SX

- Two Bedroom Apartment
- Views over Tweedbank Loch
- Residents Parking
- Ideal First-Time Buy
- Central Borders Location
- Lounge with Juliette Balcony
- Modern GCH & Double Glazing
- Walking Distance to Railway Station
- Commutable to Edinburgh

We are delighted to bring to the market this modern two-bedroom apartment located in a much sought-after residential area within the desirable village of Tweedbank. The property is located on the ground floor providing an ideal opportunity for a downsizer.

The property was built by Barratt Homes in around 2007 and is within easy reach of a wide range of local amenities including shops, restaurant and the Tweedbank Railway Terminus. An abundance of recreational activities can also be found within Tweedbank, Galashiels and Melrose town centres nearby.



Internally

The entrance hallway provides a welcoming introduction to the home, with a useful built-in storage cupboard and access to all principal rooms.

To the rear, the spacious lounge is a standout feature of the property, with a bright bay window incorporating French doors which open out onto a Juliet balcony, allowing excellent natural light and offering lovely views over Tweedbank. The lounge is finished in neutral décor with quality wood-effect flooring and provides ample space for both lounge and dining furniture, creating an ideal area for relaxation and entertaining.

The kitchen is fitted with a range of modern shaker-style units with complementary work surfaces and tiled splashbacks. The principal bedroom features a built-in wardrobe providing excellent storage, while the second bedroom offers flexibility as a guest room, home office, or study. Both rooms are well-presented and benefit from large windows ensuring good natural light.

The bathroom completes the accommodation.





Kitchen

The kitchen is fitted with modern wall and base units and laminated worktops incorporating an inset stainless-steel sink. Integrated appliances include an electric oven, electric hob, extractor hood and fridge freezer. All of which are to be included within the sale. The free-standing washing machine is likewise included. Laminate flooring and tiled splashbacks complete the look.

Bathroom

The bathroom comprises of a 3-piece-suite including WC, vanity wash hand basin and fitted bath with mixer shower and tiled splash backs.

Externally

There are well-maintained communal garden grounds and residents parking.

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.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale.

Services

Mains water, gas, electric and drainage. Gas fired central heating and double glazing throughout..

Council Tax

Council Tax Band B.

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

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

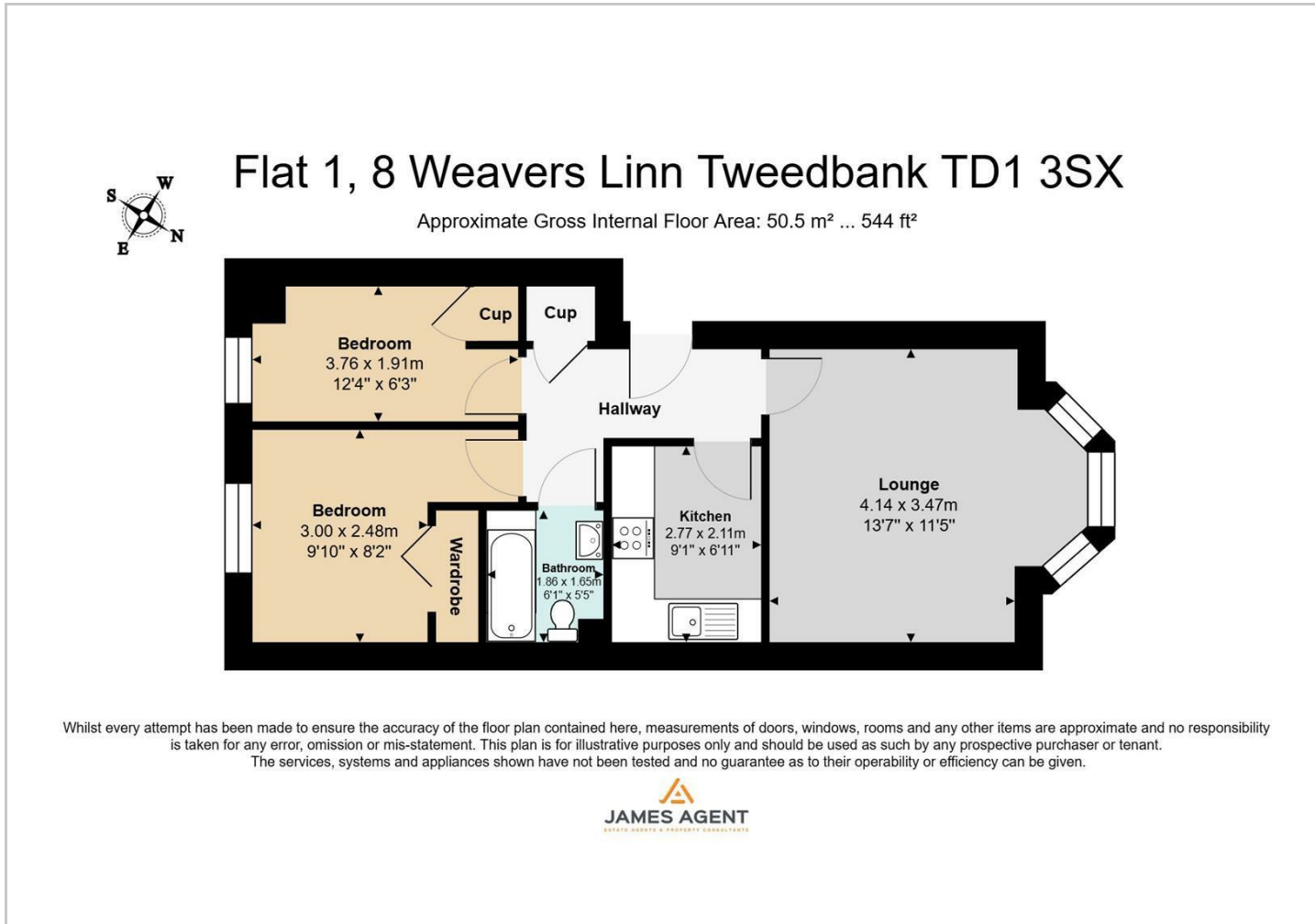
Offers

All offers should be submitted in writing in Scottish Standard Format. All interest 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



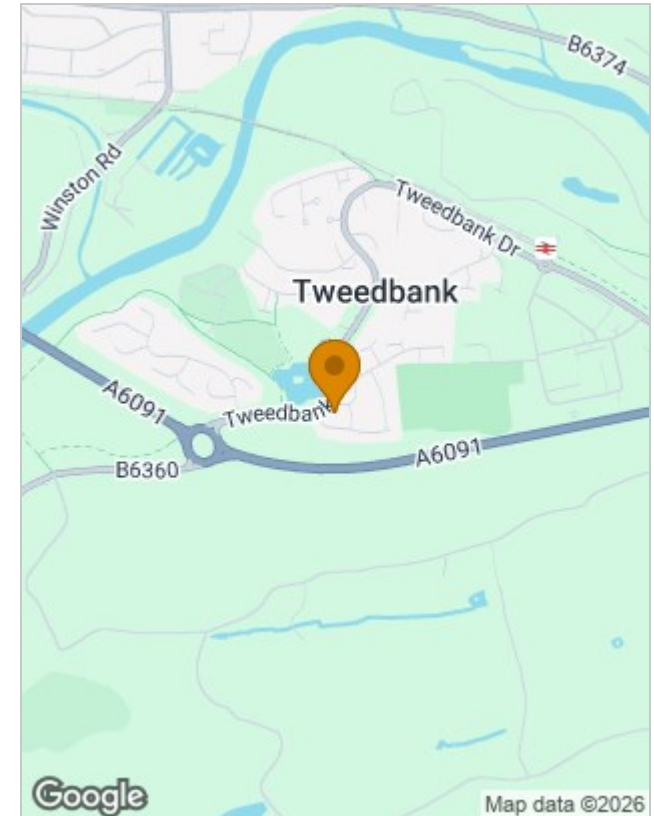
Viewing

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

