



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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31 The Beeches, Tweedbank, TD1 3SY

Guide price **£170,000**



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31 The Beeches Tweedbank, TD1 3SY

- Mid-Terrace House
- Sought After Location
- Popular Residential Location
- Ideal for Commuting
- Double Glazing and Gas Central Heating
- Two Bedrooms
- Rear Garden & Driveway
- Train Station Nearby
- Ideal First Time Buy
- Excellent Schooling

We are delighted to bring to market this modern 2 bedroom mid-terrace house located within a much sought after residential area of Tweedbank.

The property was built by Barratt Homes in 2005 and is an ideal downsizer or first-time buy, within easy reach of a wide range of local amenities. The property is also located close to Tweedbank Primary School, Railway Station and offers a journey time to Edinburgh of around 55 minutes.

ACCOMODATION

- ENTRANCE HALLWAY - WC - KITCHEN - SITTING ROOM - TWO BEDROOMS - FAMILY BATHROOM -



Internally

Step inside this well-proportioned home into a welcoming entrance hall, with a convenient WC and useful storage cupboard. To the rear, a bright and spacious sitting room offers an ideal space for relaxing or entertaining, with direct access to the garden. The kitchen sits to the front of the property, thoughtfully laid out to maximise both workspace and functionality.

Upstairs, the property features two comfortable double bedrooms, both offering ample space for furnishings. A modern family bathroom and additional storage cupboard are accessed from the central landing.

Kitchen

The kitchen is fitted with a comprehensive range of wall and base units, complemented by laminated worktops. It features a stainless steel sink with mixer tap, along with integrated appliances including an electric oven, gas hob, and extractor hood. Additional space is available beneath the counter for a washing machine, as well as space at the end of the worktops for a freestanding fridge freezer. The kitchen is completed with tiled splashbacks.

Bathroom

The family bathroom is fitted with a three-piece suite comprising a WC, a vanity unit with wash hand basin, and a bath with overhead shower, complemented by tiled splashbacks.

There is also a handy WC on the ground floor.





Externally

The easily maintained rear garden is arranged over multiple levels and features a generous decking area, ideal for outdoor furniture and entertaining. A lower level is laid with gravel and Monoblock for ease of upkeep. To the front of the property, there is a monoblock driveway providing off-street 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.

Further development of Tweedbank is currently under way which includes the construction of a new Lidl Supermarket, Petrol Station with M&S Food Outlet and Costa Coffee Dive-thru.

Fixtures & Fittings

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

Services

Mains water, electricity, gas and drainage. Gas Central Heating and Double Glazing.

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 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.





