



104 Craw Wood, Tweedbank, TD1 3SU

Guide price £220,000





104 Craw Wood Tweedbank, Galashiels, TD1 3SU

- Semi Detached Home
- Dining Kitchen
- Landscaped Garden and Summerhouse
- Ideal Family Location
- Primary School Nearby
- Three Double Bedrooms
- Conservatory
- Driveway Parking
- Walking Distance to Train Station
- Popular Residential Location

We are delighted to bring to market this superb three-bedroom semi-detached family home, peacefully positioned within a highly sought-after residential area of Tweedbank. Tucked away within a quiet cul-de-sac, 104 Craw Wood enjoys a fantastic setting just a short walk from Tweedbank Railway Station, local shops and Tweedbank Primary School, making it an ideal home for families and commuters alike.

Presented in excellent order throughout, the property offers bright and well-maintained accommodation over two levels. Highlights include a spacious modern dining kitchen, a welcoming lounge opening into a conservatory overlooking the rear garden, three well-proportioned double bedrooms and a stylish family bathroom.

Externally, the property benefits from a private driveway and beautifully landscaped rear gardens designed for low maintenance and entertaining. A fantastic timber summerhouse creates the perfect social and relaxation space, while the enclosed gardens provide an ideal environment for families, outdoor dining and enjoying the warmer months.

ACCOMMODATION

- HALLWAY - LOUNGE - DINING KITCHEN - CLOAKROOM - HALL LANDING - THREE BEDROOMS - FAMILY BATHROOM -



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Internally

The property is accessed via a timber glazed door into a bright and spacious hallway. There is a handy WC next to the front door and a large understairs storage cupboard. The hallway follows through to the spacious dining kitchen and lounge. The lounge enjoys a dual aspect allowing for plentiful natural daylight. A set of double glazed doors from the lounge provide access to the conservatory, which enjoys a peaceful outlook over the rear garden. A large staircase leads to the first floor accommodation lit via a marvellous full height picture window on the half landing. To the first floor there are three double bedrooms and the family bathroom.

Kitchen

The dining kitchen is an excellent family space, perfectly sized for a 4 seater table and chairs. The kitchen is fitted with modern high-gloss wall and base units overlaid with stone-effect laminated worktops incorporating a composite 1.5 bowl sink with mixer tap. Integrated appliances include a tall fridge freezer and dishwasher. There is a freestanding space for a cooker and a washing machine. Modern metro-styles wall tiles and wood flooring complete the look perfectly.

Bathroom Facilities

The family bathroom is fitted with a modern three-piece suite including WC, vanity basin with storage and bath with mixer shower and wet wall splashbacks.

The ground floor cloakroom is ideal for everyday use and includes a WC and wash hand basin.



Externally

To the front there is an area of easy maintained garden laid to gravel, and a suitably sized driveway providing off-street parking for two cars in tandem. The rear garden has been thoughtfully landscaped to create a superb outdoor entertaining and relaxation space. Designed for ease of maintenance, the garden incorporates artificial lawn, raised timber planters and attractive terraced seating areas, all enclosed by timber fencing providing an excellent degree of privacy. A large timber summerhouse forms a real focal point and offers a fantastic social space, currently set up as a home bar, ideal for entertaining family and friends or relaxing year-round.

Outbuildings

There is a timber framed summerhouse in the rear garden benefitting from mains power.

Location

Tweedbank boasts an excellent range of amenities including a local Primary School, Sports Centre with Gym, Play Parks, Convenience Store, Restaurant/Bar and the recently opened B&Q store within the popular retail park. The area is also ideal for outdoor enthusiasts, with beautiful countryside walks available nearby around the historic Abbotsford House and along the banks of the River Tweed. The highly regarded town of Melrose is only a short drive away, offering an excellent selection of independent shops, cafes, restaurants and leisure facilities. Tweedbank also benefits from the Borders Railway Line with regular services to and from Edinburgh Waverley Station in approximately 55 minutes, making it an excellent choice for commuters.

Services

Mains water, gas, electricity and drainage. Gas central heating and double glazing.

Council Tax

Council Tax Band C.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale. The timber summerhouse is also included within the sale.

Viewings

Viewings are strictly by appointment through James Agent.

Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.



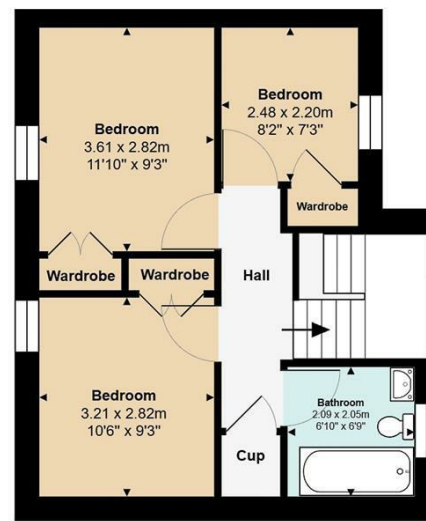


Floor Plans

Location Map



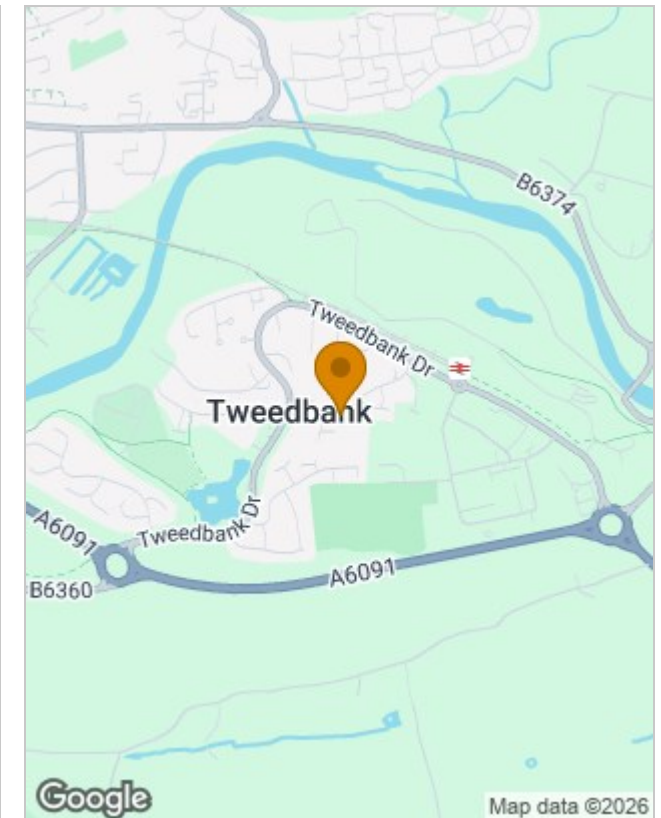
Approximate Gross Internal Floor Area: 94.9 m² ... 1021 ft²



Ground Floor
Approximate Area: 51.6 m² ... 555 ft²

1st Floor
Approximate Area: 43.3 m² ... 466 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC	

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