



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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1 Lochend, Tweedbank, TD1 3RY

Guide price £385,000





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- Substantial Detached Family Home
- 5 Bedrooms (Principal En-suite)
- Rarely Available Location
- Mature Private Gardens
- Excellent Local Amenities
- 197 Sq.m. 2117 sq.ft. Internally
- 3 Reception Rooms
- Driveway Parking
- Close to Train Station
- Easy Commute to Edinburgh

We have the pleasure of bringing to the market this spacious detached five-bedroom family home located in a very popular and rarely available area within the highly sought-after village of Tweedbank.

The house offers extensive and versatile accommodation over two floors, and would be ideally suited for a growing family, with both Tweedbank Primary School and Tweedbank Park just a short walk away. Tweedbank Railways Station is a walk or short drive away, and offers a journey time to Edinburgh of around 55 minutes.

- ENTRANCE HALL - LOUNGE - DINING ROOM - KITCHEN - FAMILY ROOM - CONSERVATORY - WC - PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM - 4 FURTHER BEDROOMS - FAMILY BATHROOM -



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Internally

This property offers bright, free-flowing accommodation over two floors. Upon entering the property you are greeted with a spacious hallway with Cloakroom off. The main lounge is set to the front of the property with views over the front garden. A set of sliding doors floor seamlessly through to the Dining Room. The well-proportioned kitchen makes for an additional dining space with ample room for a table and chairs. A door from the kitchen leads out to the double glazed conservatory. The family room completes the ground floor accommodation, benefitting from a dual aspect view to the front and rear allowing for plentiful light.

The staircase leads to a central landing that provides access to all bedrooms and bathrooms. The first floor comprises five bedrooms, all of which are well-sized and offer built-in storage solutions. The primary bedroom is particularly spacious and benefits from its own en-suite shower room and walk-in wardrobe. The remaining four bedrooms are generously proportioned with built-in storage. The family bathroom completes the accommodation.

Kitchen

This well-appointed dining kitchen is a bright and spacious hub of the home, featuring solid wood cabinetry, stone-effect worktops and a stainless steel sink with mixer tap. Integrated appliances include an electric double oven, gas hob and dishwasher. There is a freestanding space for a washing machine. The boiler is also conveniently located within the kitchen. A charming dining area provides a welcoming space for casual meals, while a rear door leads directly to the conservatory and garden, offering convenient outdoor access.



Bathrooms

This stylish and spacious family bathroom is beautifully presented with full-height neutral tiling and elegant decorative border detailing. It features a modern white suite, comprising a P-shaped bath with an overhead rainfall shower, vanity sink unit and WC. Additional highlights include a heated towel rail, recessed ceiling spotlights and a frosted window allowing for plentiful natural light.

The en-suite shower room is fitted with a corner shower enclosure with electric shower, pedestal washbasin and WC. The room is finished with warm-toned tiling throughout, creating a clean and contemporary feel. A wall-mounted mirrored cabinet provides extra storage, while a frosted window enhances ventilation and natural light.

The cloakroom is finished with matching tiling and offers a white suite including a pedestal washbasin and WC.

Externally

The property is set back from the road, enjoying a generous front garden with a well-maintained lawn, mature shrubs, and a feature tree adding to its kerb appeal. A gravel driveway provides ample off-street parking for several vehicles. The surrounding hedging and greenery provide a sense of privacy while complementing the home's charming exterior.

The rear garden is a fantastic space, offering a blend of lawns, patio areas, and a raised deck, ideal for outdoor entertaining and relaxation. A paved patio extends directly from the house, providing the perfect spot for al fresco dining. The decked seating area is nestled amongst trees, creating a secluded space to enjoy the tranquil setting. The garden also benefits from a summer house, which could serve as a garden retreat, workspace, or hobby room. The rear garden is enclosed and well-screened, making it a safe and private space for children or pets.

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

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

Services

All mains services, gas central heating, double glazing.

Council Tax

Council Tax Band E.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Viewings are strictly by appointment through James Agent.

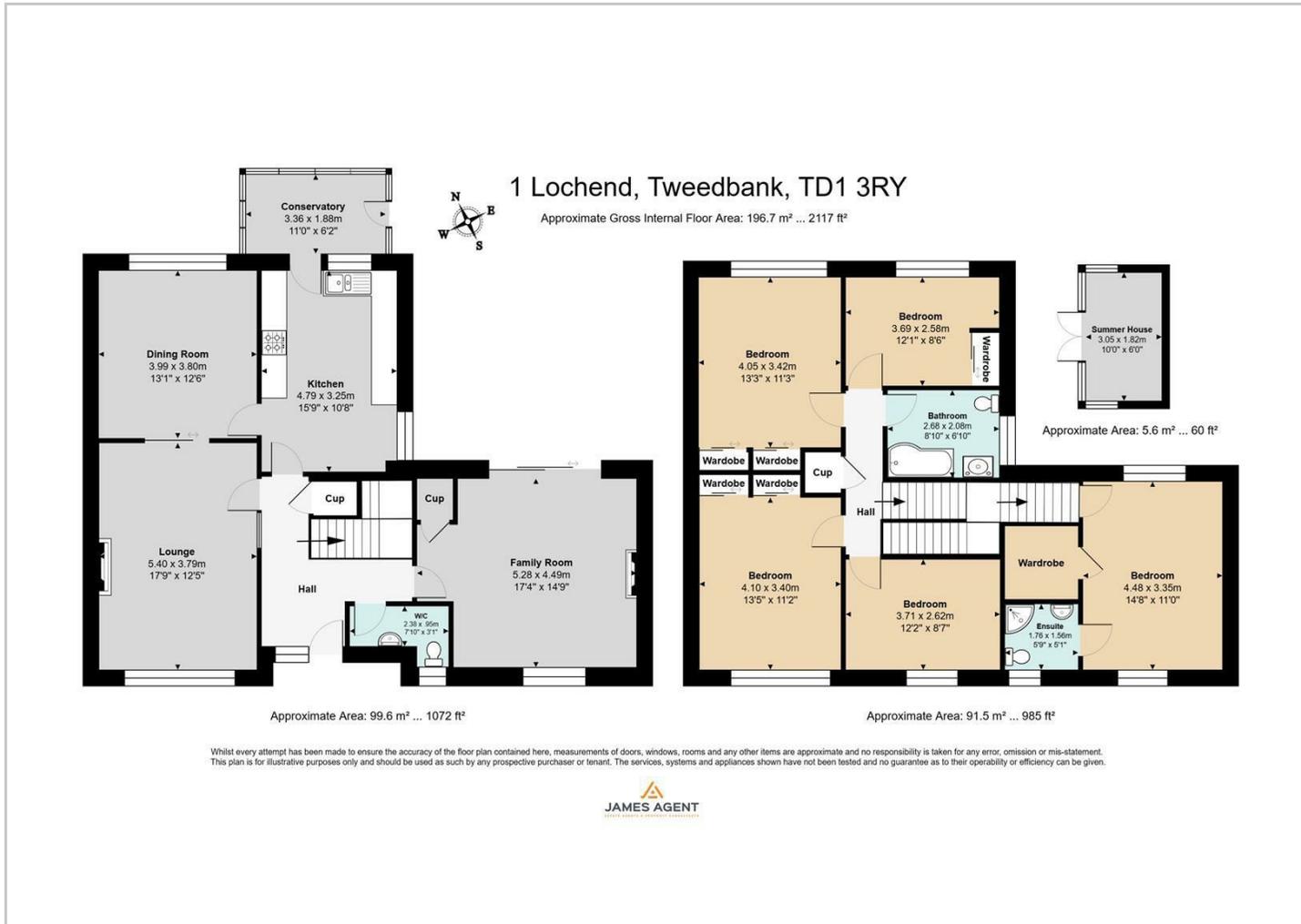
Offers

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



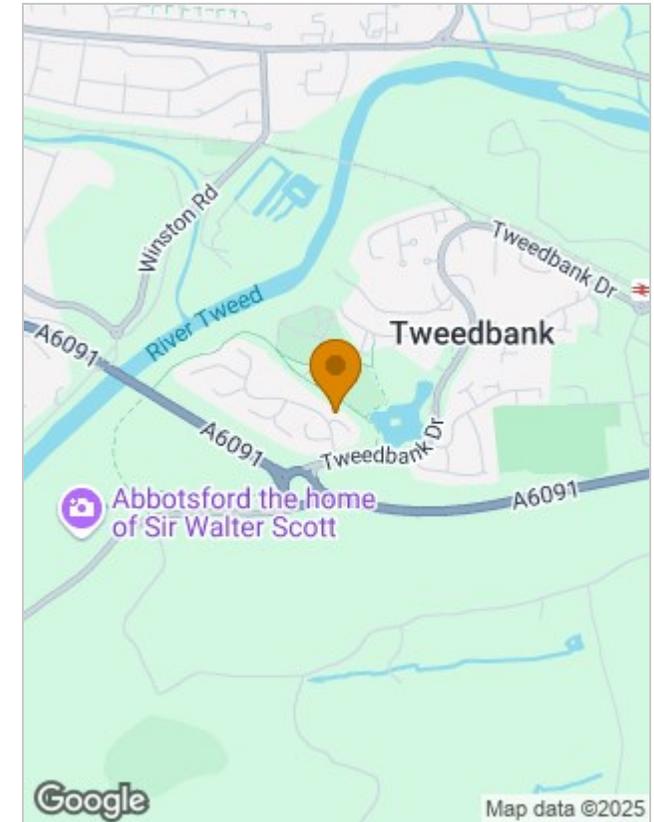
Viewing

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

