



16 Heathyrig, Tweedbank, TD1 3SA

Guide price £220,000





16 Heathery Rig

Tweedbank, TD1 3SA

- Detached Bungalow
- Quiet Cul-de-sac
- Conservatory
- Garage
- Ideal Downsizing Opportunity
- Popular Residential Location
- 3 Bedrooms
- Driveway Parking
- Well-Maintained Gardens
- Close to Railway Station

We are delighted to offer this attractive 3 bedroom detached bungalow in a rarely available and highly desirable location within the popular village of Tweedbank, with many amenities available locally and in nearby Galashiels town centre. The property offers bright, well-proportioned accommodation on one level, with easily maintained private gardens, attached garage and driveway parking. Tweedbank Railway Station offers a journey time to Edinburgh of less than an hour.

ACCOMMODATION

- ENTRANCE HALLWAY - KITCHEN - LOUNGE - CONSERVATORY- 3 BEDROOMS - BATHROOM -



Internally

The property is entered via a glazed door into the entrance hall. The spacious lounge is located to the rear of the property and has an adjoining conservatory leading to the garden. The kitchen is also located to the rear with views over the garden. There are two double bedrooms with built-in wardrobes as well as a generous single bedroom, and the family bathroom completes the accommodation. The property benefits from excellent storage, with three full-height cupboards in the hall.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. There are appliance spaces for a freestanding cooker, fridge/freezer and washing machine.

Bathroom

The generous bathroom is fitted with a 3-piece suite including WC, vanity basin, and panelled bath with mixer shower and tiled splashbacks.



Externally

There are mature, easily maintained gardens to the front and rear of the property, with lawn, patio, well-stocked beds and established planting. To the front of the property is ample driveway parking.

Outbuildings

There is a single garage located to the side of the property accessed via a metal up-and-over door.

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.

Council Tax Band

Council Tax Band E.

Fixtures & Fittings

All fitted carpets, floor coverings, blinds are to be included within the sale.



Services

All mains services, gas central heating and double glazing.

Home Report

Strictly By Appointment Only via the Selling Agent.

Viewings

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk.

Offers

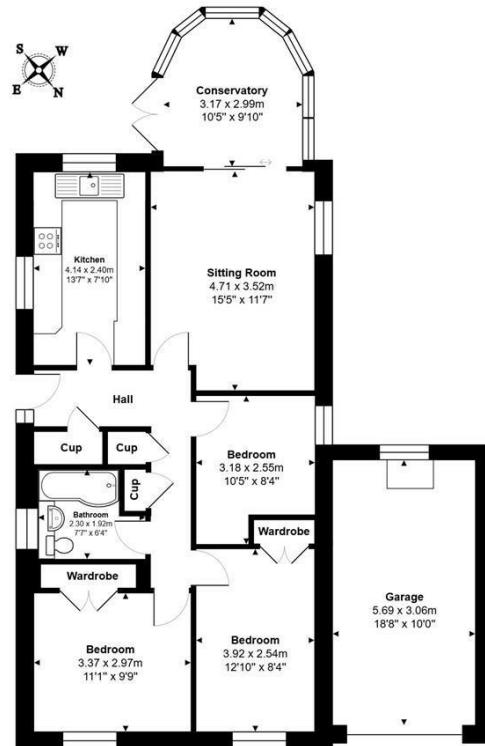
All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any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



Floor Plans

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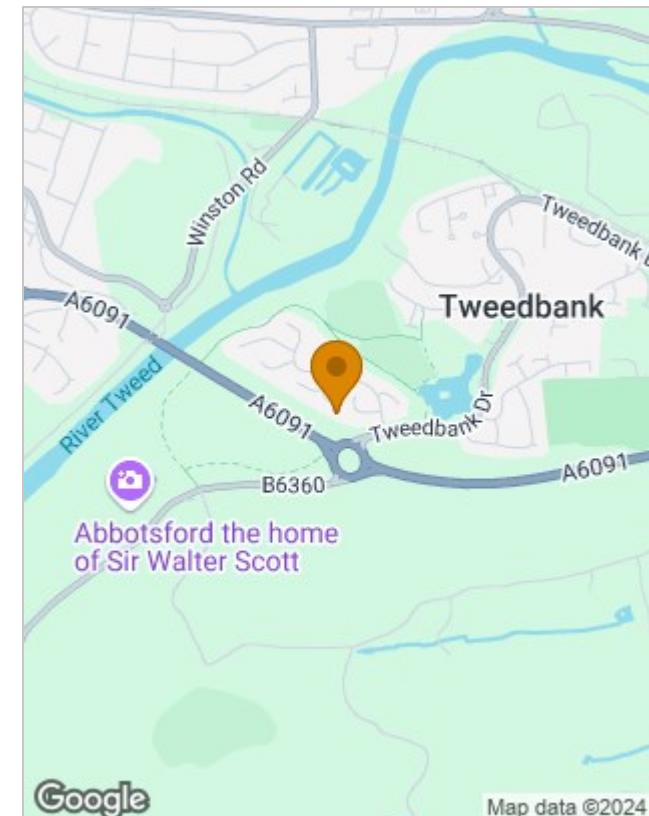
Approximate Gross Internal Floor Area: 101.1 m² ... 1089 ft²



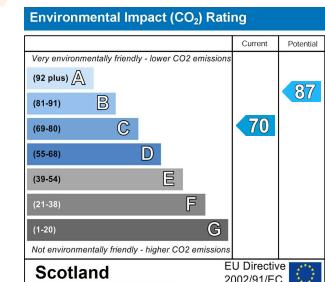
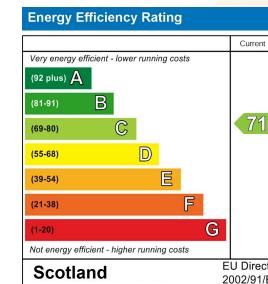
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



Location Map



Energy Performance Graph



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.