



# BANNERMANBURKE

PROPERTIES LIMITED



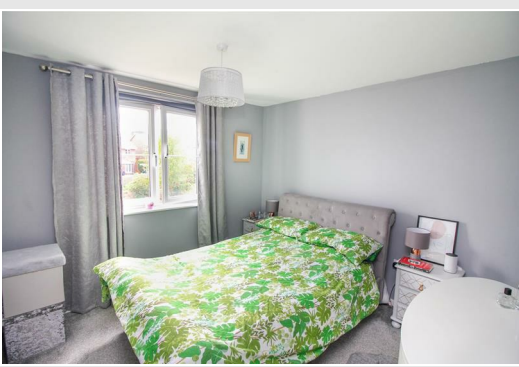
**4/8 Weavers Linn, Galashiels, TD1 3SX**

**Offers In The Region Of £135,000**



# 4/8 Weavers Linn, Galashiels, TD1 3SX

## Offers In The Region Of £135,000



- SECURE ENTRY PHONE SYSTEM ■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ TWO DOUBLE BEDROOMS ■ SHOWER ROOM ■ GAS CH AND DOUBLE GLAZING ■ BALCONY ■ OFF STREET PARKING ■ EPC RATING B

Early viewing comes highly recommended of this top floor two bedroom property forming part of a large block of similar flats in the ever popular area of Tweedbank. Presented for sale in immaculate order with secure entry phone system, ample off street parking and stunning views from the balcony. Located just a short walk to Tweedbank Train Station where trains run regularly from Tweedbank to Edinburgh. Benefits from stylish and contemporary kitchen and bathroom facilities, gas central heating and double glazing.

### Tweedbank

Tweedbank, as the name suggests, sits adjacent to the River Tweed, and approximately 500 metres down river from Abbotsford House, the historic home of Sir Walter Scott. Tweedbank has a pond known as Gunknowe Loch (which is popular with locals due to its abundance of swans and ducks), several shops, a primary school and railway station. The village is served by Tweedbank railway station, the terminus of the Borders Railway that runs between the Central Borders and Edinburgh. Trains run half-hourly on weekdays, and hourly in evenings and at weekends. Tweedbank also boasts an all weather sports complex, an Astroturf football pitch, an indoor bowling club and a large children's all-weather play area. Tweedbank has a primary school with secondary schooling at the nearby towns of Galashiels and Melrose. The larger nearby town of Galashiels offers a full range shopping facilities including, ASDA, Tesco, Marks and Spencer and many more.

### Distances

Galashiels 3 Miles, Melrose 3.5 miles, Hawick 17 Miles, Selkirk 6 Miles, Jedburgh 16 Miles, Edinburgh 38 Miles

### The Property

Entered on the ground floor via secure entry door system to a well maintained communal hallway where a stairwell provides access to the top floor. The property is entered into a hallway which provides access to all rooms and has a large cupboard housing the combination gas boiler and provides additional storage. The bright and spacious living room is located to the front of the property with double doors to a balcony where beautiful views can be enjoyed. All rooms are freshly decorated in neutral tones with a mix of carpet and laminate flooring. The modern kitchen has ample floor and wall units in cream and is well equipped with integrated single electric oven and hob and space for a fridge freezer and washing machine. The beautiful shower room has recently been installed and comprises of double walk in shower enclosure with shower run off the boiler, WC and wash hand basin set in vanity furniture with drawers below for storage. Beautifully decorated with shower boarding, recessed ceiling spotlights and chevron effect vinyl flooring. The two double bedrooms are generous in size with ample space for bedroom furniture.

### Room sizes

Sitting Room 4.60 x 3.50

Kitchen 2.90 x 2.10

Master Bedroom 3.90 x 3.00

Bedroom 2 4.00 x 2.50

Shower Room 1.8 x 1.8

### Externally

Off street parking is advantageous along with well maintained communal garden grounds.

### Directions

From the A6091 take the first exit at the roundabout into Tweedbank and first right into Weavers Linn. The property lies on the left hand side.

### Sales and Other Information

### Fixtures and Fittings

All carpets, floor coverings, light fittings and integrated appliances included in the sale.

### Services

Mains drainage, water, gas and electricity.



**Offers:**

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

**Viewings:**

Strictly by appointment through Bannerman Burke Properties Ltd.

**Notice:**

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	



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