




McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

17 Stobshaw Place

TWEEDBANK, BORDERS, TD1 3RL

TWEEDBANK

Tweedbank, as the name suggests, sits adjacent to the River Tweed, and approximately five hundred metres down river from Abbotsford House, the historic home of Sir Walter Scott. Tweedbank has its own amenities including a shop, pub/restaurant, primary school and the picturesque Gunknowe Loch, where feeding the ducks is a popular pastime for the local children.

The Borders Railway Line has a half hourly service at peak times over seven days of the week. The rail line will run from Tweedbank to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour, making this property an idea home for anyone working in Edinburgh.

Galashiels is Tweedbanks neighbour and this is where plenty of activities are available to enjoy, Gala Water Retail Park, where occupiers include M&S Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to Tesco Extra and ASDA. For those who enjoy leisure activities, Tweedbank Sports Centre and The Borders Sport and Leisure Centre will keep all members of the family entertained on a day out. Cyclists can join the ninty mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through.

Galashiels is home to a number of primary schools, one secondary school, Heriot Watt University and The Borders College. You'll find the Scottish Borders is easy to reach from every direction, with major routes from all directions touching its boundaries. Leave behind the motorways and ring roads and in little more than an hour by car from Edinburgh, Glasgow, Newcastle and Carlisle you'll discover that driving is a pleasure again. Traffic free roads and quiet country lanes reveal new breathtaking vistas which change with the seasons, the weather and the light.



Gala Water, Galashiels Town Centre



17 STOBshaw PLACE

This deceptively spacious, traditional four bedroom house is located in the heart of the borders. At first impressions the property looks smaller than it is inside, a veritable Tardis as you step inside into the open plan living space on the ground floor.

The property continues in this vein and comprises; entrance hall, large study/vestibule area, lounge, living room/ dining room, sunroom, bathroom, four double bedrooms, toilet and office or workshop. The property also benefits from: double glazing, central heating, off street parking, ample storage and enclosed rear garden.

Early viewing is recommended.



Deceptively spacious family home with south facing back garden
- within walking distance to new Tweedbank Railway Station.





BATHROOMS AND BEDROOMS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.41m (14'6") x 3.17m (10'5")
Kitchen	3.45m (11'4") x 3.30m (10'10")
Lounge 2	5.41m (17'7") x 3.18m (10'4")
Conservatory	2.81m (9'3") x 2.65m (8'8")
Bedroom 1	3.52m (11'7") x 3.30m (10'10")
Bedroom 2	3.62m (11'11") x 3.23m (10'7")
Bedroom 3	3.21m (10'6") x 3.20m (10'6")
Bedroom 4	3.48m (11'5") x 3.30m (10'10")
Bathroom	1.89m (6'2") x 1.68m (5'6")

WC

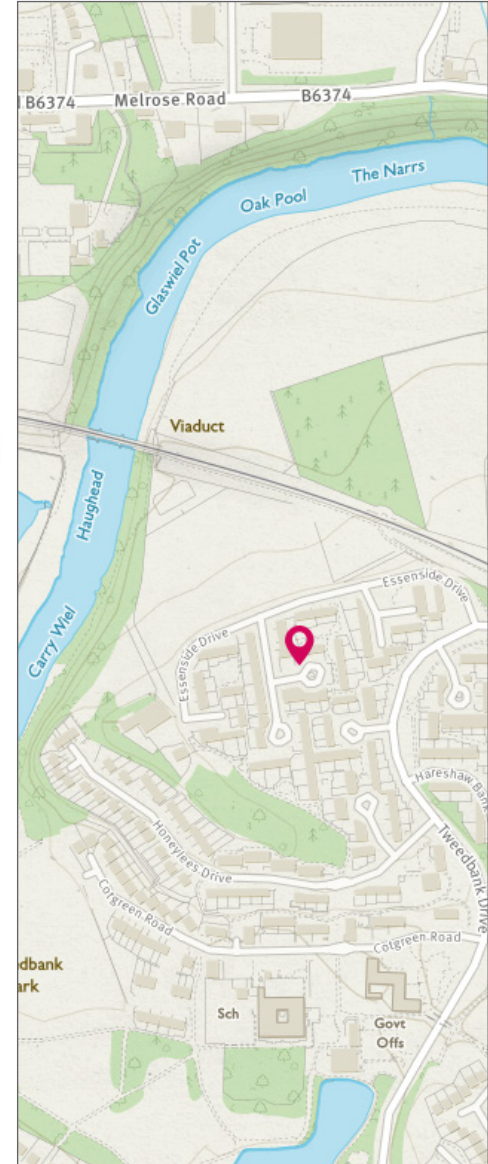
2.20m (7'3") x 0.92m (3')

Gross internal floor area (m²) - 118m²

EPC Rating - D

Extras
(Included in the sale)

This property is being sold with all the floor coverings, light fittings, integrated appliances in the kitchen, the curtain poles and the fitted blinds.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DEREK WEBSTER
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer