

20 The Beeches,  
Tweedbank,  
Galashiels, TD1 3SY  
Fixed Price £154,995

**Caesar & Howie**  
The Central Scotland Law Group



We are pleased to offer to the market this tastefully decorated and modern detached villa situated in a quiet residential development. The property provides flexible living accommodation and come with an NHBC guarantee. The property is located close to ample amenities such as shops, banks, post office, restaurants and Asda superstore. There are doctor and dentist surgeries plus primary and secondary schools. Galashiels provides a wealth of clubs and social societies plus the annual common riding festival. As such the property will make an ideal home.

- Modern Detached Villa
- Entrance/Hall
- Dining Room
- Utility Room
- Upper Landing
- Family Bathroom
- Gardens Front/Rear
- Double Glazing
- Tastefully Decorated Throughout
- Living Room
- Kitchen
- WC
- Three Bedroom
- En-Suite
- Garage/Driveway
- Gas Central Heating

Caesar & Howie Solicitors, 108 High Street, Dalkeith, EH22 1HZ  
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Entrance/Hall	Is accessed via a timber framed door with opaque glass panel inserts. The hall provides access to the living room and upper landing via stairs. It has a window to the front, hardwood flooring, an electric smoke alarm and a single power point.
Living Room    13'7"x10'9"	Is bright and spacious with a feature fireplace with marble hearth, surround and timber mantle piece with living flame gas fire. It has windows to the front, one radiator, two telephone points, a digital TV point, hardwood flooring and understairs cupboard housing the electric meter/fuse box. There are ample power points. An archway to a dining room.
Dining Room    10'0"x8'2"	Provides ample space for a dining room table and chairs. It has window to the rear, hardwood flooring and one radiator. There are ample power points. A door leads to the kitchen.
Kitchen         9'0"x8'1"	Is fitted with wall and base units with co-ordinate worktops incorporating a stainless steel sink/drainer, integral electric oven with grill, gas hob and extractor hood. It has tiled flooring, windows to the rear and splashback tiling. There are ample power points. An archway leads to the utility room.
Utility Room    5'3"x5'2"	Is fitted with worktops as with the kitchen. It has plumbing for a washing machine and tumble drier. There is tiled flooring and splashback tiling. There are ample power points. A door leads to the rear garden, whilst another leads to the WC. The boiler is located here.
WC                5'3"x2'11"	Is fitted with a white two piece suite comprising a WC and wash-hand basin. It has an opaque window to the side, one radiator and splashback tiling.
Upper Landing	Is accessed via stairs with timber balustrade. It in turn provides access to the three bedrooms and family bathroom. It has a fitted carpet, an electric smoke alarm and a single power point. Access to the loft space is provided via a ceiling hatch.

Bedroom 1	10'7"x8'11" (Widest)	Is bright and spacious with windows to the front and rear, a fitted carpet, one radiator, a TV point and triple built in mirrored wardrobes. A door leads to the en-suite. There are ample power points.
En-Suite	6'8"x5'0"	Is fitted with a white three piece suite comprising a WC, wash-hand basin with vanity unit and fully tiled shower cubicle with mains plumbed shower. It has an opaque window to the rear, tiled flooring, one radiator, a shaver point and splashback tiling.
Bedroom 2	13'11"x10'1" (Widest)	Is a good sized room with windows to the front, a fitted carpet, one radiator and a built in cupboard, housing the hot water tank. There are ample power points.
Bedroom 3	11'9"x7'6"	Is a bright room with window to the rear, a fitted carpet and one radiator. There are ample power points.
Family Bathroom	6'8"x6'4"	Is fitted with a white three piece suite comprising a WC, wash-hand basin with vanity and bath with shower splitter tap. It has tiled flooring, a shaver point, an opaque window to the rear, splashback tiling, one radiator and an extractor fan.
Gardens		There are gardens to the front and rear. The front garden is open plan and is mostly laid to lawn. A mono-blocked pathway leads to the front door, whilst a paved pathway leads to the side to connect with the rear garden via a wooden gate. The rear garden is enclosed by a wooden fence and is again laid to lawn with raised decking with storage space underneath.
Parking		There is a single garage with up and over doors plus power and light. A mono-blocked double driveway provides ample off street parking.
Extras		Included in the sale will be all carpets/floor coverings, curtains/blinds, integral electric oven with grill, gas hob and extractor hood.
Council Tax Band Viewing		The council tax band for the property is "E".  Strictly by appointment through the selling agents on 0131 6636222 or e-mail <a href="mailto:em@caesar-howie.co.uk">em@caesar-howie.co.uk</a>
Offers		Please submit to:- The Property and Mortgage Centre, Caesar & Howie, 108 High Street, Dalkeith, EH22 1HZ



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Whilst the above particulars are believed to be correct they are not warranted and do not form or constitute part of any contract.  
Website: [www.caesar-howie.co.uk](http://www.caesar-howie.co.uk) Email: [em@caesar-howie.co.uk](mailto:em@caesar-howie.co.uk)



This is the property schedule for

**20 The Beeches, Galashiels.**

To enquire about this property please contact

**Caesar & Howie (Dalkeith)**

on

**0845 313 9229**

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