

4/1 Weavers Linn,  
Tweedbank, Galashiels  
Scottish Borders, TD1 3SX  
Fixed Price £99,995

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



We are pleased to offer to the market this tastefully decorated and modern ground floor apartment 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 Ground Floor Apartment
- Entrance/Hall
- Fully Fitted Kitchen
- Bathroom
- Gas Central Heating
- Residents Parking
- NHBC Guarantee
- Living/Dining Room
- Two Bedrooms
- Communal Gardens
- Double Glazing
- Extras

Caesar & Howie Solicitors, 108 High Street, Dalkeith, EH22 1HZ  
Tel.: 0131 6636222 Fax: 0131 6635200  
Website: [www.caesar-howie.co.uk](http://www.caesar-howie.co.uk) Email: [em@caesar-howie.co.uk](mailto:em@caesar-howie.co.uk)

Entrance/Hall		Is via the central staircase to a solid timber door. The hall provides access to the living room, kitchen, two bedrooms and bathroom. It has a fitted carpet, one radiator, electric smoke alarm, a double power point and large airing cupboard, housing the combi boiler.
Living Room	14'8"x13'5"	Is bright and spacious with a bay window to the rear, patio doors to the "Paris" balcony, a fitted carpet, two radiators, a digital TV point and a telephone point. There are ample power points.
Kitchen	9'2"x6'11"	Is fitted with ample wall and base units with co-ordinate worktops incorporating a stainless steel sink/drainer, integral electric oven, ceramic hob, extractor hood, fridge/freezer and washing machine. It has vinyl flooring, splashback tiling, an extractor fan, one radiator and privacy glass bricks providing daylighting. There are ample power points.
Bedroom 1	13'0"x10'1"	Is bright and spacious with windows to the front, a fitted carpet, a TV point, a telephone point, one radiator and a built in double wardrobes. There are ample power points.
Bedroom 2	13'0"x6'1"	Is a bright room with windows to the front, a fitted carpet and one radiator. There are ample power points.
Bathroom	6'4"x6'2"	Is fitted with a modern white three piece suite comprising a WC, wash-hand basin with vanity and bath with mains plumbed shower. It has vinyl flooring, splashback tiling, an extractor fan, a shaver point and one radiator.
Gardens		There are communal gardens surrounding the property.
Parking		There is residents parking to the side of the property.
Extras		Included in the sale will be all carpets/floor coverings, blinds, integral electric oven with grill, ceramic hob, extractor hood, fridge/freezer and washing machine.
Council Tax Band		The council tax band for the property is "B".
Viewing		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



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

**4/1 Weavers Linn, Galashiels.**

To enquire about this property please contact

**Caesar & Howie (Dalkeith)**

on

**0845 313 9229**

Caesar & Howie (Dalkeith)  
108 Highstreet  
Dalkeith  
EH22 1 HZ

[slhomes.com](http://slhomes.com)