

For Sale



10 HONEYLEES DRIVE, TWEEDBANK
GALASHIELS, TD1 3SD

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

10 HONEYLEES DRIVE, TWEEDBANK

GALASHIELS, TD1 3SD

Tweedbank Railway Station 0.6 miles, Galashiels 2.5 miles, Edinburgh 38 miles (Distances approx.)

A well presented 3-bedroom terraced family home located in a sought-after area. The property is in move-in condition and offers a superb family home with plentiful storage throughout the house.

- Ideal family home in convenient location
- Walking distance to primary school and railway station
 - Off street parking
- Wonderful views towards the Eildon Hills
 - Enclosed rear garden

Freehold.

Council Tax Band: C

EPC Band: D

OFFERS OVER £170,000



DESCRIPTION

10 Honeylees Drive is a 3-bedroom terraced family home of brick with render construction under a tile roof. The property is set over a split level with the entrance door leading into the hall with storage, WC and bathroom. Downstairs is the living areas consisting of Living Room and Kitchen with Dining Area. Upstairs there are three double bedrooms. The property in move-in condition with neutral décor throughout it offers a superb family home with plentiful storage. The rear garden is fully enclosed with a timber decking area accessed via French doors from the Kitchen/Dining Room, the patio has superb views over the town and towards the Eildon hills. Off street parking is provided for two cars at the front of the property with further on street parking available on the street.

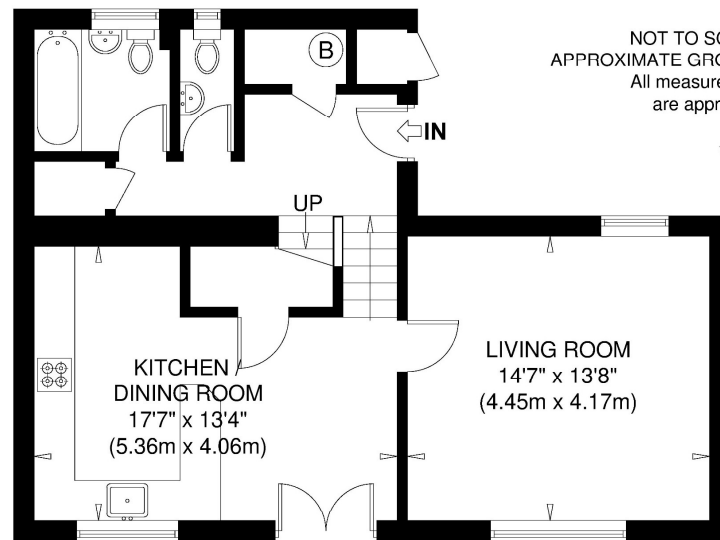
Viewing is highly recommended to truly appreciate all this home has to offer.

ACCOMMODATION

Ground floor - Living Room, Kitchen with Dining Area

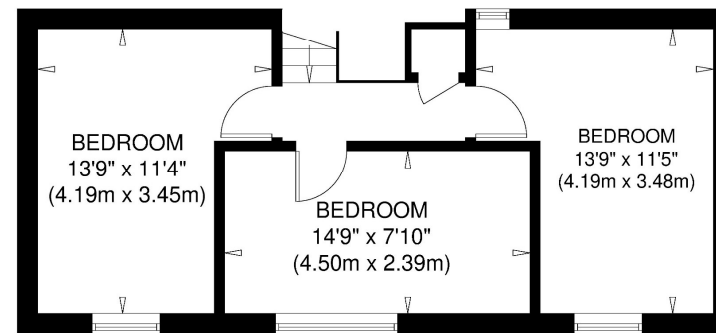
Mid floor - Entrance hall, W/C, Bathroom, Cupboard

First floor - Double Bedroom 1. Double Bedroom 2. Double Bedroom 3



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 58.3 SQ M / 627 SQ FT

HONEYLEES DRIVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 99.2 SQ M / 1067 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 40.9 SQ M / 440 SQ FT

LOCATION

10 Honeylees Drive is conveniently located in the sought after town of Tweedbank. The town benefits from a primary school just a short walk from 10 Honeylees along with playgrounds, restaurants, sports complex and community centre. Gun Knowe Loch lies in the centre of Tweedbank proving excellent walking routes. Galashiels lies just 3 miles away and provides even more amenities including supermarkets and a swimming pool. Tweedbank railway station is just over half a mile away and the City of Edinburgh by-pass is 30 miles to the north providing great transport links.

DIRECTIONS

Please use the postcode TD1 3SD or what3words
///reservoir.forgotten.pitchers

SERVICES

The property benefits from mains water, drainage, gas and electricity. Heating is provided by way of gas powered boiler.

FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP.

Tel: 01573 224381.

VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.



AUTHORITIES

Scottish Borders Council
Council Headquarters,
Newtown St. Boswells,
Melrose, TD6 OSA
Tel: 0300 100 1800

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

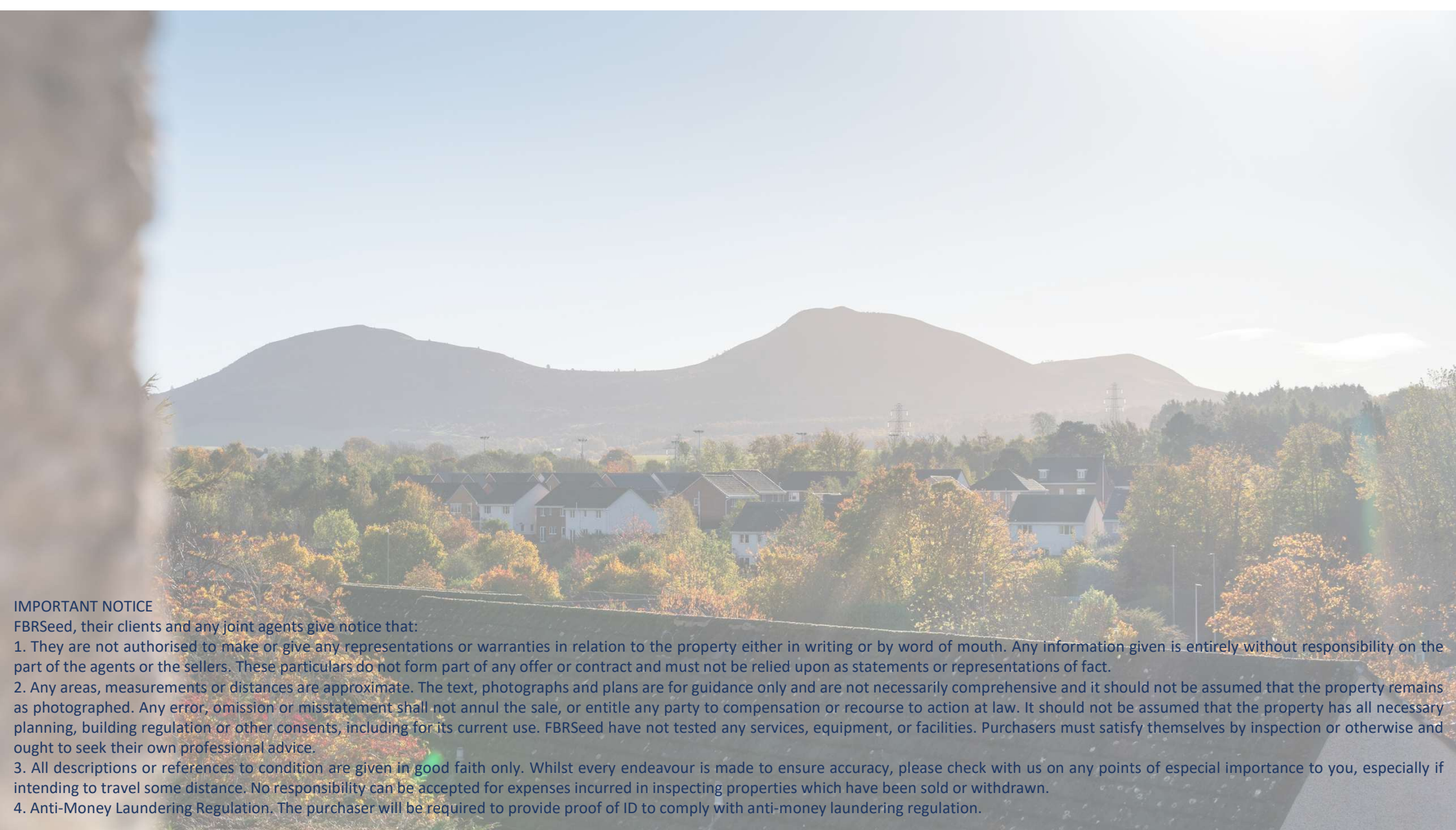
GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in October 2025.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.





IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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