



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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3 Woodside Drive, Galashiels, TD1 1RA

Guide price £265,000



4



2



1



1



3 Woodside Drive Galashiels, TD1 1RA

- Detached Family Home
- 4 Bedrooms (1 En-suite)
- 2 Bathrooms & WC
- Fantastic Views
- Train Station Nearby
- Quiet Residential Town Location
- Large Sitting Room
- Generous Private Garden
- Excellent Local Amenities
- Commutable to Edinburgh

We are delighted to bring to the market this well-presented detached family home located in a popular residential area of Galashiels a short distance from a wide range of local amenities. The property offers bright, deceptively spacious accommodation over two levels, with wonderful views over the town and to the countryside beyond.

ACCOMMODATION

- ENTRANCE HALL - KITCHEN - SITTING ROOM - WC - 4 DOUBLE BEDROOMS (1 ENSUITE) - FAMILY BATHROOM -



Internally

This family home offers free-flowing accommodation over 2 floors. The property is entered on the first floor, which comprises 4 double bedrooms including a principal ensuite, with the others served by the family bathroom. Downstairs, the large sitting room can easily accommodate a dining table, and coupled with the adjoining kitchen and direct access to the garden, creates a wonderful space for relaxing or entertaining.

Kitchen

The Kitchen is fitted with a range of wall and floor units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, gas hob and extractor hood, and there is space for a freestanding fridge/freezer.

Bathrooms

The ensuite shower room is fitted with modern 3-piece suite including WC, wash hand basin and walk-in shower cubicle with mixer shower over.

The Family Bathroom is fitted with a modern 4-piece suite including WC, vanity wash hand basin and panel bath with mixer shower over and modern tiling.





Externally

The easily maintained private garden is fully enclosed by timber fencing and primarily laid to lawn with a large patio, decking area and summerhouse.

Fixtures & Fittings

All fitted carpets, floor coverings, blinds and integrated appliances are to be included within the sale.

Location

The property is located within a very popular residential area of Galashiels. Galashiels is one of the largest Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Services

All mains services are available. Gas central heating and double glazing.

Council Tax

Council Tax Band E.

Viewings

Strictly By Appointment via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website.

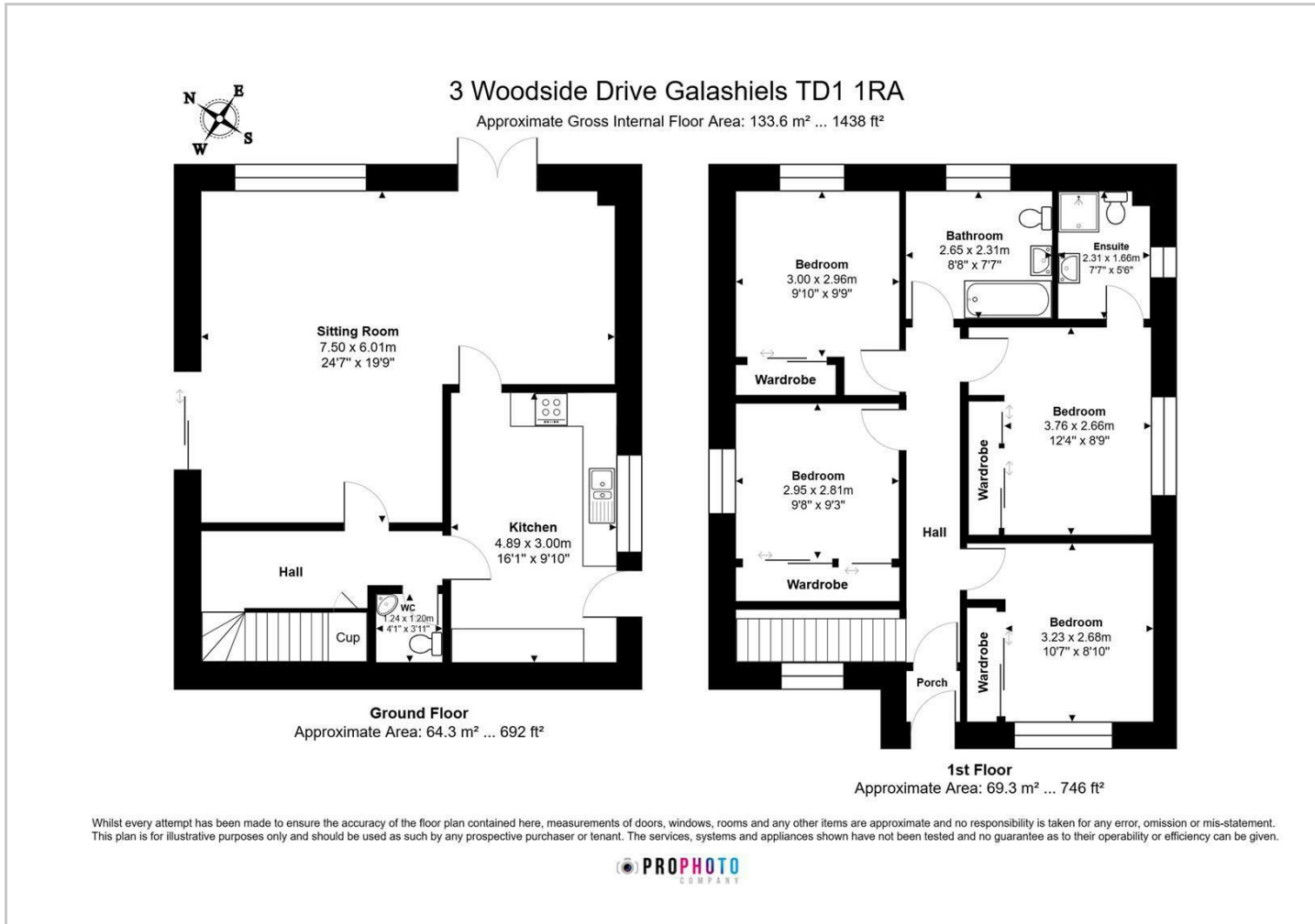
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a Note of Interest via their solicitor. In the event of a closing date being set, the Seller shall not be bound to accept any offer and the Seller also reserves the right to accept any offer at any time.





Floor Plans



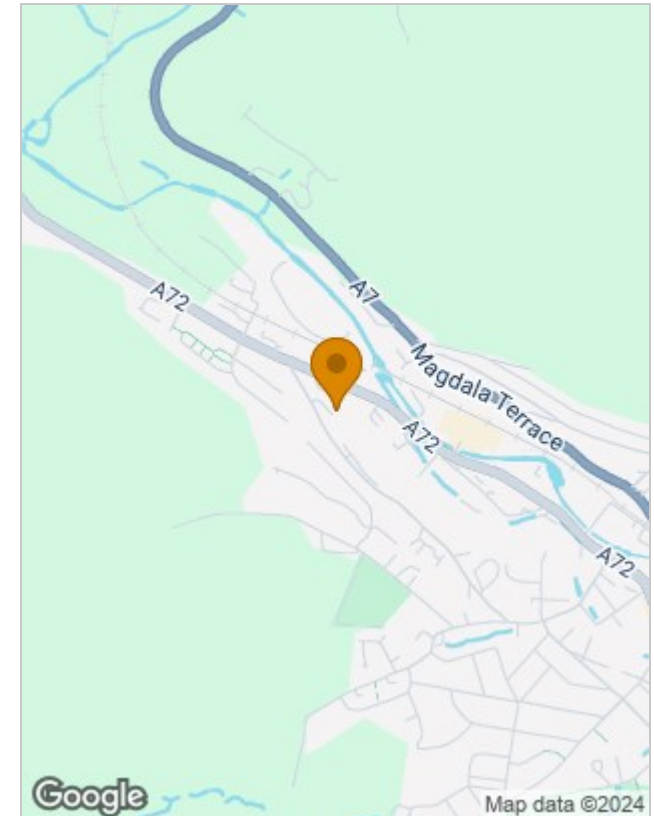
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

