



64 Forest Gardens, Galashiels, TD1 1JZ

Guide price £165,000





64 Forest Gardens Galashiels, TD1 1JZ

- 2 Bedroom Semi-Detached House
- Popular Residential Location
- Gas Central Heating & Double Glazing
- Great Downsizing Opportunity
- Short Walk to Town Centre
- Immaculately Presented
- Ample Driveway Parking
- Ideal First-Time Buy
- Excellent Local Amenities
- Commutable to Edinburgh

We are delighted to offer this beautifully presented two-bedroom semi-detached house located in a very popular, quiet residential location within Galashiels, offering spacious accommodation with wonderful views over the town towards the Eildon Hills. The property is situated a short distance from a variety of local amenities including local shops, cafes and restaurants with Galashiels town centre within easy walking distance, including the Galashiels Railway Station and Transport Interchange. A great range of schooling is available nearby including the well-regarded Burgh and Balmoral Primary Schools as well as the Galashiels Academy.

ACCOMMODATION

- ENTRANCE HALL - KITCHEN/DINING ROOM - SITTING ROOM - 2 DOUBLE BEDROOMS - BATHROOM -



Internally

The property is well presented throughout and offers bright, spacious accommodation over two floors. The ground floor offers a modern kitchen/dining room and a spacious sitting room with an attractive gas fire and doors leading to the balcony overlooking the garden. Upstairs are 2 bedrooms, both with built in storage, and a family bathroom.

Kitchen

The well-equipped kitchen/dining room has space for a table and is fitted with a good range of wall and base cabinetry overlaid with laminated worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. There is an integrated extractor hood, and spaces for a freestanding cooker and tall fridge freezer.

Bathroom

The large bathroom is fitted with a modern 4-piece suite including WC, wash hand basin, bath and separate walk-in shower cubicle and tiled splashbacks.

Externally

The private enclosed garden is easily maintained and primarily laid to lawn with a paved seating area ideal for entertaining or relaxing. To the front of the property is ample driveway parking.



Location

The property is located within a very popular residential area. A fully comprehensive range of amenities and facilities are readily available a short walk away within Galashiels town centre including Galawater Retail Park and Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Galashiels is the largest of the 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.

Fixtures & Fittings

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

Services

All mains services, gas central heating and double glazing.

Council Tax

Band B.

Viewings

Strictly By Appointment via James Agent.

Home Report

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

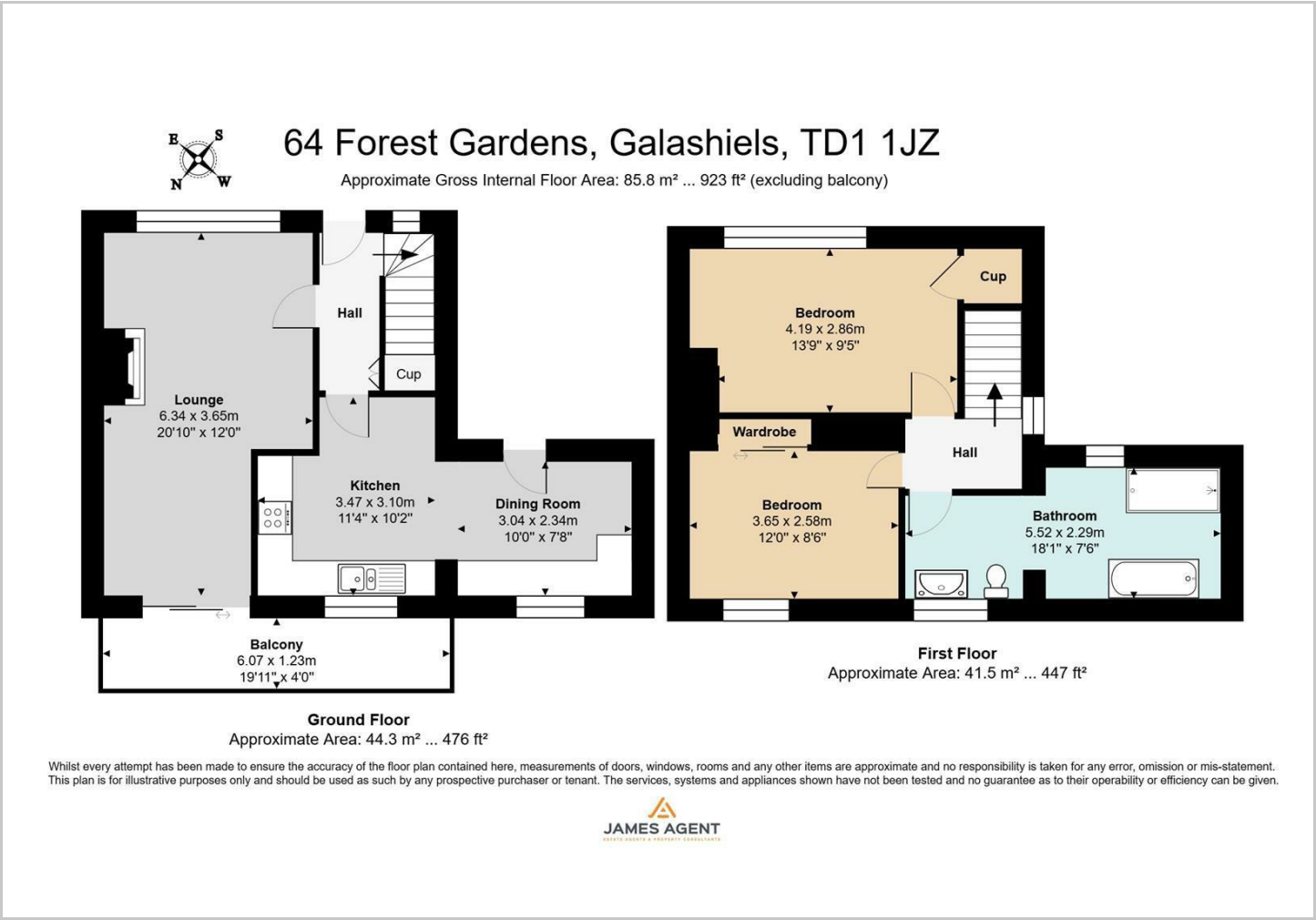
Offers

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

