



18 Rosebank Place, Galashiels, TD1 1HG

Guide price £165,000





18 Rosebank Place, Galashiels, TD1 1HG

- 3 Bedroom House
- Modern Shower Room
- Ideal First-Time Buy
- Close to Town Centre
- Private Gardens
- Beautifully Presented
- Gas Central Heating
- Popular Residential Location
- Private Parking Space
- Close to Local Schooling

This beautifully presented three-bedroom, semi-detached property is tucked away in a cul-de-sac, in the bustling, heritage town of Galashiels. Located just a few minutes' walk from all town centre amenities and the train station, it offers a quiet, yet central location with a direct commute into Edinburgh. Recently redecorated and recarpeted to a high standard, this light and airy property is in ready-to-move-in condition, and ideally suited to family living, professionals or first-time buyers.

This modern property is well-finished with stylish living spaces, making it a perfect choice for buyers seeking contemporary, practical living. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE VESTIBULE - LOUNGE - DINING ROOM - KITCHEN - HALL LANDING - THREE BEDROOMS - SHOWER ROOM -



Guide price £165,000



Internally

The property comprises a vestibule with a glazed internal door that opens into a spacious, open plan living room, which features modern acoustic wall panelling and benefits from a large, shelved storage cupboard. Glazed double French doors, lead into the family dinette which flows into the fitted kitchen and offers access to the garden via sliding patio doors. The kitchen has generous storage space, ample worktop area and includes a gas cooker/oven, freestanding fridge/freezer and washing machine. The inter-connected spaces are well suited to entertaining family and friends.

The upstairs boasts three generously proportioned bedrooms. The master bedroom features a contemporary, wall-mounted headboard with floating bedside tables and a large integrated wardrobe with shelving. There is a spacious airing cupboard and a contemporary shower room. All bedrooms and the living room are wired for cable TV.

Externally

The private, enclosed garden to the rear enjoys afternoon sun and views to the surrounding countryside and is perfect for al fresco dining. It boasts three large sheds, one with built in shelving, heater and electrical points. There is an outside tap. To the front and side of the property there are nine large versailles planters, ideal for growing plants and vegetables.

There is off-street parking directly outside the property and an additional dedicated parking space in the resident-only carpark.

Kitchen

The kitchen is fitted with a good range of wall and base cabinetry overlaid with laminated worktops incorporating a stainless-steel sink with mixer tap. The kitchen boasts generous storage and ample worktop for food preparation. There are freestanding appliances spaces for a cooker, fridge/freezer and washing machine. The inter-connected kitchen and dining space are well suited to entertaining family and friends.



Shower Room

The contemporary shower room is fitted with a 3-piece suite including WC, wall mounted vanity basin and large shower enclosure with mixer shower and mermaid panelling. A wall mounted cabinet and sensor activated mirror complete the look perfectly,

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 are to be included within the sale. Freestanding appliances including the cooker, washing machine and fridge / freezer are also included, along with the dinette table anchors chairs, but no warranties are to be provided. Other furniture may be available by separate negotiation.

Services

Mains electricity, water and drainage, electric central heating and double glazing. Mains gas to property.

Council Tax

Band C.

Viewings

Strictly By Appointment via James Agent.

Home Report

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

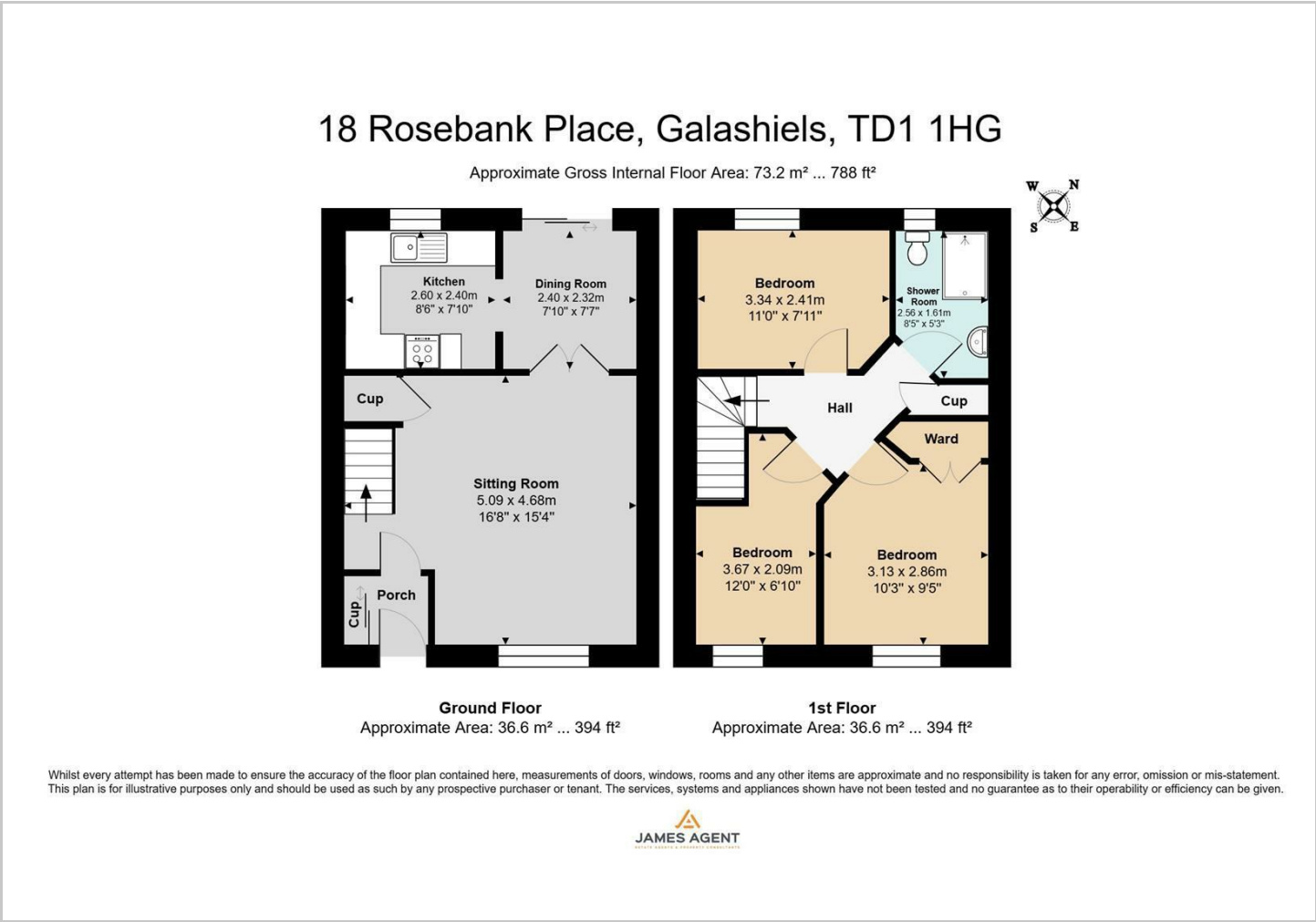
Offers

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

