



2 Nichol View, Galashiels, TD1 1NP

Offers over £470,000





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- Substantial Detached Family Home
- 4 Bedrooms (2 En-suite)
- 2 Bathrooms & WC
- Fantastic Views
- Excellent Local Amenities
- Quiet Residential Town Location
- 2 Public Rooms
- Garage & Driveway
- PV Solar Panels
- Commutable to Edinburgh

We are delighted to bring to the market this immaculately presented detached family home set in a stunning elevated position on the edge of Galashiels with wonderful countryside views. The property offers bright, spacious accommodation over two levels, with a detached garage and driveway parking, just a short distance from the many amenities that Galashiels has to offer.

ACCOMMODATION

- ENTRANCE PORCH - HALL/DINING AREA - SITTING ROOM - SNUG/BEDROOM 5 - KITCHEN - UTILITY ROOM - SHOWER ROOM - 4 DOUBLE BEDROOMS (2 ENSUITE) - FAMILY BATHROOM - SUN ROOM -



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Internally

This family home is finished to a high standard and immaculately presented throughout. The ground floor is centred around a large hall with ample space for a dining table and doors out to the garden. There is a generous sitting room and a separate snug, which could easily be used as a downstairs bedroom, served by the nearby shower room. The large kitchen has plenty of space for a table and has a useful adjoining utility room. Upstairs is a spacious galleried landing, four double bedrooms, all with built-in storage and two with ensuite shower rooms, and the modern family bathroom. Also on the first floor is an attractive sun room enjoying wonderful views over the cricket pitch and to the hills beyond, an ideal spot for reading or relaxing.

Kitchen

The Kitchen is fitted with a range of modern wall and floor units overlaid with laminated worktops incorporating a 1.5 bowl stainless steel sink with mixer tap, and useful island providing extra preparation space. There is an integrated double oven, hob, extractor hood and dishwasher, and a space for a large freestanding fridge freezer.

Bathrooms

Both ensuites and the downstairs shower room are fitted with modern 3-piece suites including WC, vanity wash hand basin and walk-in shower cubicle.

The Family Bathroom is fitted with a 3-piece suite including WC, vanity wash hand basin, and panel bath with mixer shower over.



Externally

The garden is easily maintained and primarily laid to lawn with timber fencing and mature hedging. There is an attractive decking area enjoying beautiful views. There is a detached garage with power and light, and additional driveway parking.

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. PV solar panels

Council Tax

Council Tax Band G.

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



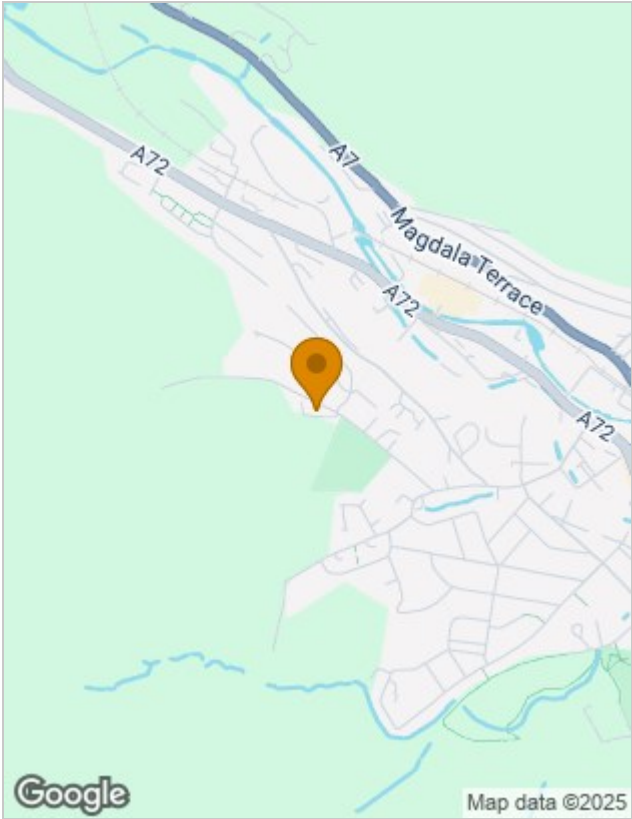
Viewing

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

