



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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16 Barr Road, Galashiels, TD1 3HX

Offers over £495,000



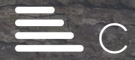
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Offers over £495,000

16 Barr Road Galashiels, TD1 3HX

- Modern detached family home
- 4 Bedrooms (2 En-suite)
- Double Garage and Driveway Parking
- Excellent Local Schooling
- Wide Range of Amenities Nearby
- Close to Town Centre
- 3 Public Rooms
- Wonderful Views
- EPC - C
- Commutable to Edinburgh

We are delighted to bring to the market this modern, detached family home situated in a highly sought-after and rarely-available area of Galashiels, offering spacious and versatile accommodation across two floors. With four well-proportioned bedrooms, including a stunning principal suite with a dressing room and ensuite bathroom, this home is perfect for growing families or those looking for additional space. Barr Road offers a peaceful and attractive setting, with the many amenities of the town centre just a short walk away, as are Galashiels Academy and Scott Park.

ACCOMMODATION

- ENTRANCE PORCH - HALL - LOUNGE - DINING KITCHEN - UTILITY ROOM - WC - FAMILY ROOM - DINING ROOM - STUDY - PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE - 3 FURTHER BEDROOMS (1 ENSUITE) - FAMILY BATHROOM -



Internally

Upon entering, you are greeted by a welcoming entrance hallway leading to the principal reception areas. The ground floor boasts a large dining kitchen, ideal for family meals and entertaining, with a separate utility room providing convenient space for laundry. The lounge is bright and airy, offering a relaxing space for everyday living, while the family room provides a second entertaining space/playroom, with an adjoining study ideal for home working. The ground floor also features a dining room, which could alternatively be used as a fifth bedroom, providing flexibility depending on your needs.

Upstairs, the principal bedroom is a generous size and benefits from a luxurious dressing room and an ensuite bathroom. There are three additional bedrooms, one of which has the advantage of an ensuite shower room. A family bathroom with contemporary fixtures serves the remaining bedrooms.

Kitchen

The kitchen has ample space for a table and 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. There is an integrated electric oven, hob, extractor hood and dishwasher, and a space for a large freestanding fridge freezer. The handy adjoining utility room has spaces for a washing machine and tumble dryer.



Bathrooms

The principal ensuite is fitted with a modern 4-piece suite including WC, vanity wash hand basin, panel bath and separate walk-in shower cubicle with mixer shower and tiled splashbacks.

The second ensuite is fitted with a 3-piece suite including WC, pedestal wash hand basin, walk-in shower cubicle with mixer shower and tiled splashbacks.

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

Externally

The property is set in private mature grounds, with well-stocked beds a specimen trees, and a sloping lawn to the rear of the property. a large decking area to the side offers commanding views over the town and to the hills beyond. There is a detached double garage and driveway parking.

Fixtures & Fittings

All blinds and integrated appliances are to be included within the sale.

Location

The property is set in an enviable location a short distance from the centre 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 G.

Viewings

Strictly By Appointment via James Agent.

Home Report

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

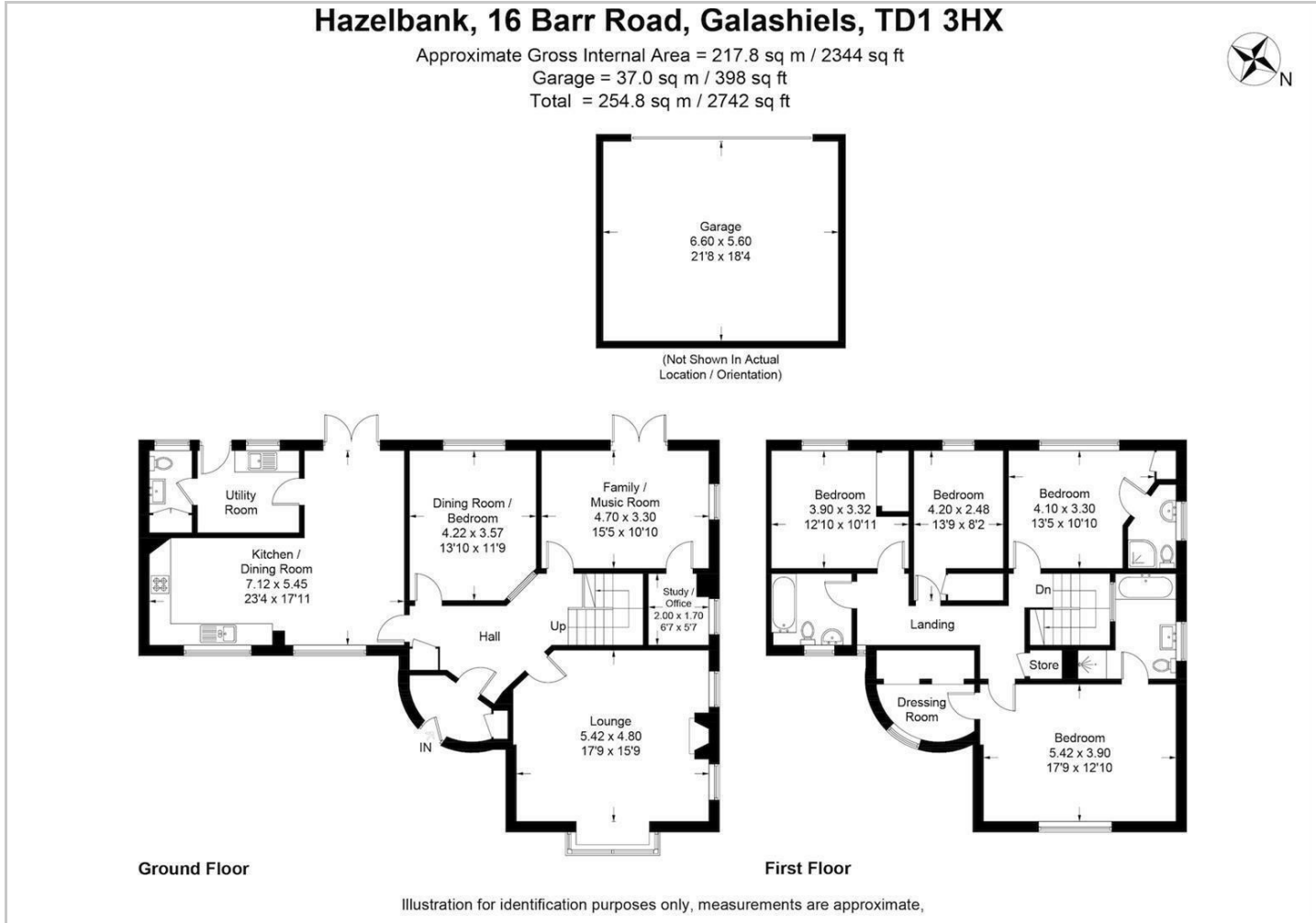
Offers

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



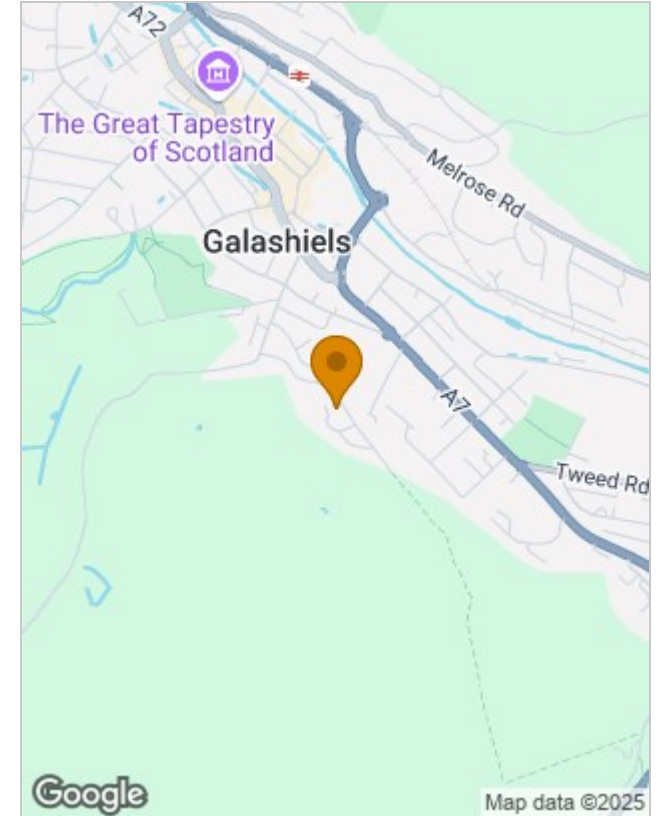
Viewing

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

