



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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[www.jamesagent.co.uk](http://www.jamesagent.co.uk)



1 Woodside Place, Galashiels, TD1 1RE

Guide price £125,000



3



1



1



1







# 1 Woodside Place Galashiels, TD1 1RE

- Spacious 3 Bed Maisonette
- Internal Wall Insulation & New Gas Boiler
- Private Garden Grounds
- Railway Station Nearby
- Great Rental Investment
- Move-in Condition
- Modern Fixtures & Fittings
- Close to Town Centre
- Ideal First Time Buy

We are delighted to bring to the market this very well presented 3 bedroom first and upper maisonette located within a very popular residential area close to Galashiels town centre. The property has been well-maintained and upgraded by the current owner, providing a spacious and versatile home ideal for a first time buyer or rental investment.

The property is situated close to a variety of local amenities including Aldi supermarket, restaurants and retail shopping. Galashiels town centre is 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 Primary School and Galashiels Academy.

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - HALL LANDING - BATHROOM - 3 BEDROOMS -



Guide price £125,000



## Internally

The property is found in good order throughout with well-appointed fixtures and fittings. The lounge is of a good size and has a peaceful south facing aspect to the rear towards the garden. The well-appointed kitchen is located to the front of the property accessed via a door from the lounge. Bedroom 3 is also set to the front of the property and accessed via the lounge. The arrangement of the property makes Bedroom 3 a very versatile room which could equally be used as a dining room or additional living space.

On the second floor, there is a spacious hall landing (with large cupboard) giving access to a further two bedrooms and bathroom. Both bedrooms benefit from a large built in cupboards.

## Kitchen

There is a well-equipped cream shaker-style kitchen finished with wood-effect worktops incorporating a stainless-steel sink with mixer tap. Built-in appliances include an electric oven, four-ring ceramic hob and chrome extractor hood. There are freestanding appliance spaces for a washing machine and tall fridge-freezer.

## Bathroom

The stylish bathroom and is fitted with a modern 3-piece suite including; WC, pedestal basin and panelled bath with mixer shower and stone effect tiled splashbacks.



### Externally

There are private gardens to the rear of the property. The gardens benefit from a wonderful south facing aspect incorporating a paved seating area and lawn.

There is a multi-purpose store located below the external staircase.

### Location

The property is located within a very popular residential area where local amenities are readily available nearby. There is a regular bus service which runs daily with a bus stop located in close proximity to the property. More comprehensive amenities are readily available a short distance away in 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 Only via James Agent.

### Home Report

A copy of the Home Report can be downloaded from [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

### 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.







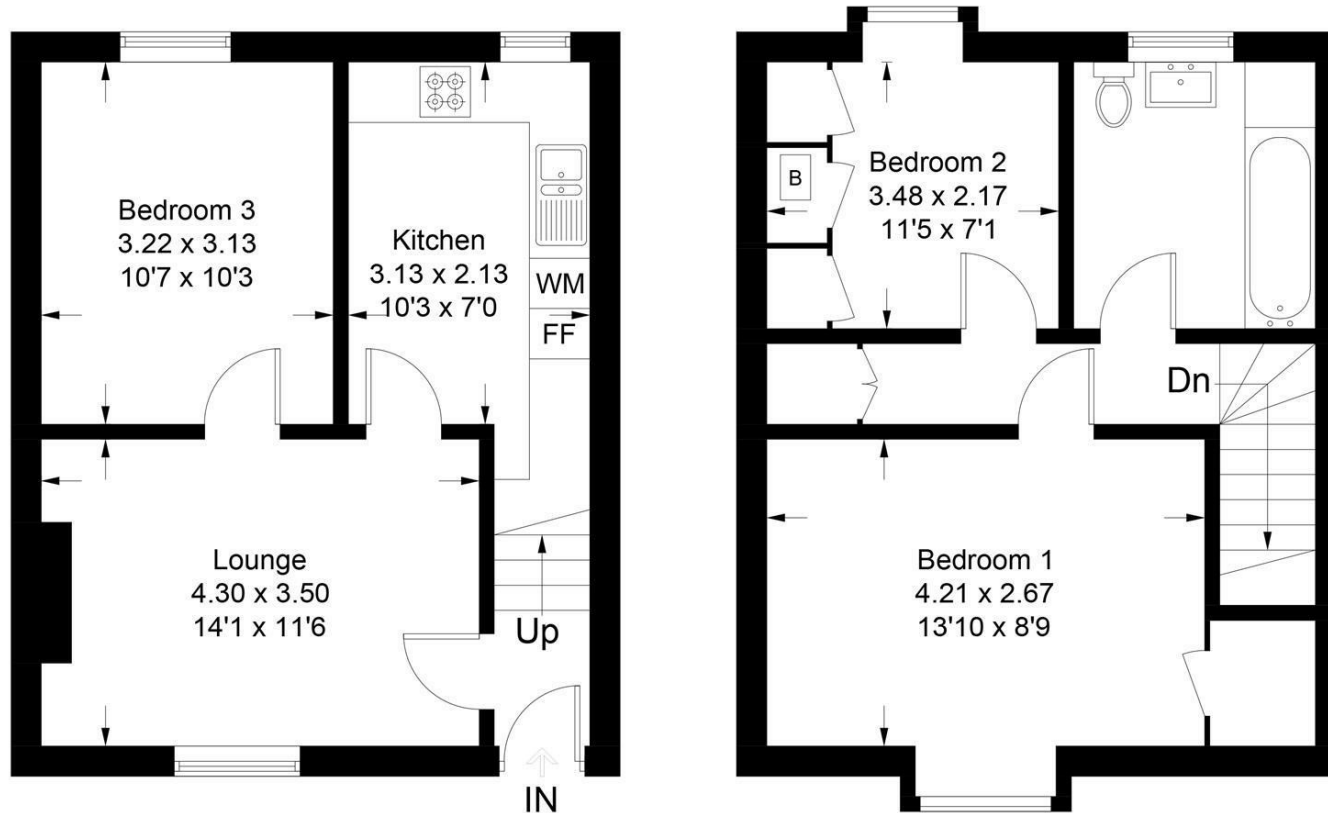


## Floor Plans

## Location Map

**1 Woodside Place, Galashiels, TD1 1RE**

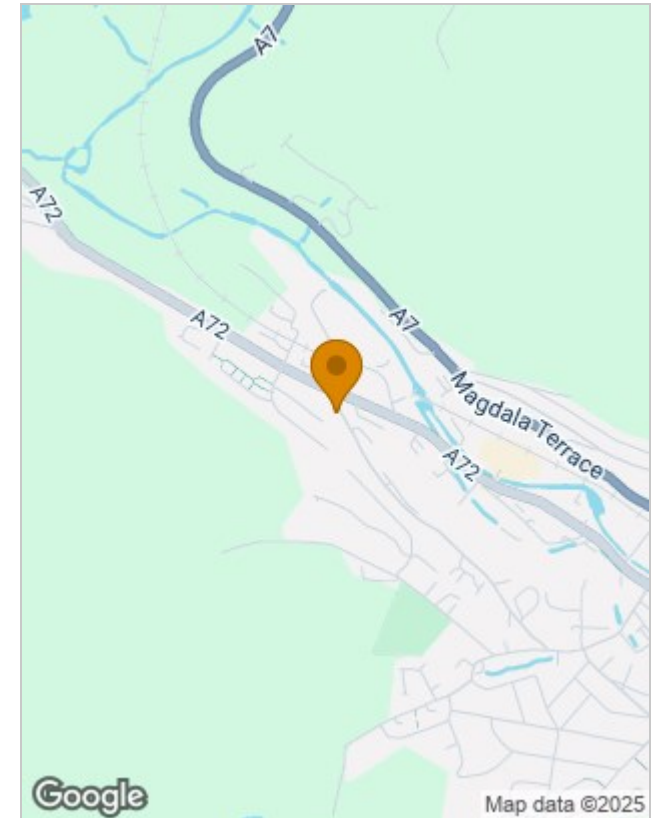
Approximate Gross Internal Area = 75.3 sq m / 810 sq ft



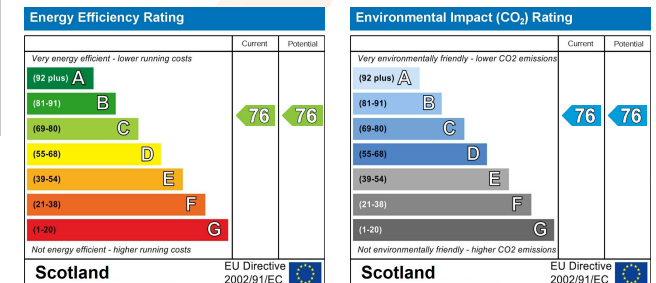
## Ground Floor

## First Floor

Illustration for identification purposes only, measurements are approximate,



### Energy Performance Graph



## 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