



148 Wood Street, Galashiels, TD1 1QY

Guide price £110,000









# 148 Wood Street, Galashiels, TD1 1QY

- Spacious Maisonette
- Dining Kitchen
- Large Rear Garden
- Schooling Close-by
- Ideal First-Time Buy
- Three Bedrooms
- Utility Room & Cellar
- Gas Central Heating and Double Glazing
- Popular Residential Location
- Viewing Highly Recommended

148 Wood Street is a very spacious three bedroom first and upper apartment located in a popular residential area just a short distance from the many amenities in the centre of Galashiels. The property benefits from a main door entrance, generous private gardens, double glazing and gas central heating. The property further benefits from a cellar store and plentiful unrestricted off-street parking. Viewing is highly recommend to fully appreciate the generously proportioned accommodation.

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - DINING KITCHEN - UTILITY ROOM - SHOWER ROOM - THREE BEDROOMS - CLOAKROOM -



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## Internally

The property is entered via a UPVC multi-locking front door in to the stairway up to the first floor. The lounge is of good size with plentiful space and the bright kitchen enjoys a view over towards the garden. On the second floor, the hall landing gives access to two bed rooms and handy WC.

## Kitchen

The dining kitchen is fitted with a good range of wall and base cabinetry finished with laminated worktop incorporating an inset stainless-steel sink with mixer tap. There are freestanding spaces for a cooker and fridge freezer. The utility room provides an excellent addition to the property with space for an under-counter washing machine and tumble-dryer . dishwasher, ideal for busy families.

## Shower Room

The shower room is fitted with a three piece suite including WC, pedestal wash basin and enclosed shower cubicle with mixer shower and splashbacks.

The upper landing houses a useful WC which has potential to be converted into a full shower room subject to necessary consents.

## Externally

The property benefits from private garden areas to the front and rear of the property. The front garden is largely low maintenance and houses a convenient bin store.

The generous rear garden provides a wonderful entertaining and relaxing space, ideal for families and garden lovers with plentiful space for garden furniture and play equipment. The garden is fully bound by timber fencing ideal for pets.

## Services

All mains services, gas central heating and double glazing.





#### 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, curtain poles and integrated appliances are to be included within the sale.

#### Council Tax Band

Band B.

#### Home Report

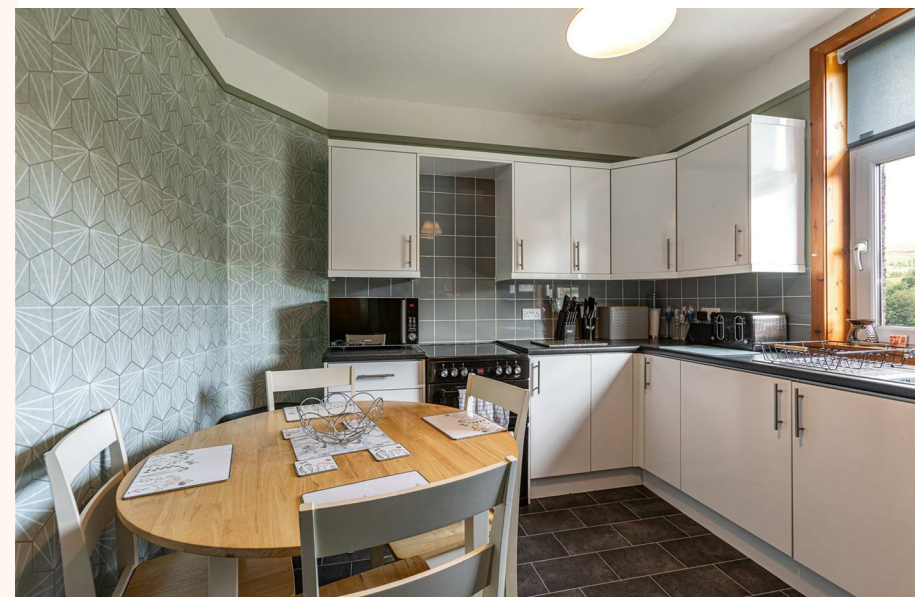
A copy of the Home Report can be downloaded from our website.

#### Viewings

Strictly by Appointment via James Agent

#### 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



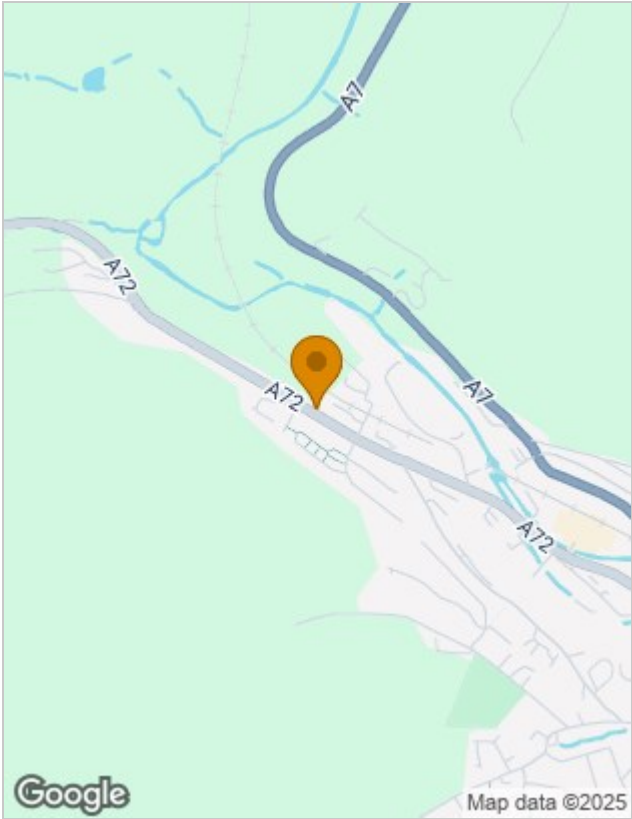
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

