

7 Wilderhaugh Court,

Galashiels, TD1 1QL

A Great Opportunity To Purchase A Spacious Three –Bed Flat, Situated Close To Local Amenities.
For Sale • Offers Over £120,000

Edwin
Thompson





BRIEF RESUME

- 3 Bedroom Flat
- Stunning Views
- Popular Residential Area
- Close To Local Amenities
- Residents Parking

GENERAL DESCRIPTION

A spacious and well-presented three-bedroom flat located in a popular modern development, just a short walk from Galashiels town centre and the train station. This bright and airy property offers a generous living room, modern kitchen, and contemporary bathroom, making it ideal for first-time buyers, downsizers, or investors. Additional benefits include allocated parking, a private external store, and excellent transport links to Edinburgh. Ready to move into.

LOCATION

7 Wilderhaugh Court is within easy walking distance of Galashiels town centre, the flat is ideally placed for access to local shops, supermarkets, cafés, schools, and leisure facilities. The nearby Galashiels railway station offers regular services to Edinburgh, making this an excellent option for commuters seeking a balance between town and countryside living.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
7 Wilderhaugh Court	76	818

E & o e please note that these measurements have been taken from the EPC register.

SERVICES

Mains services are understood to be connected with the main heating system being gas.

VIEWING

By appointment with the sole agents.
Please contact Claire Painter for further details.
Email: c.painter@edwin-thompson.co.uk
Tel: 01896 751300



ACCOMMODATION

The accommodation currently comprises: Internal — living room/dining room, kitchen, bathroom and 3 bedrooms

External— Communal garden and residents parking spaces.

BROADBAND COVERAGE

The area around Wilderhaugh Court, has access to Superfast broadband services, with maximum download speeds of 74Mbps and upload speeds of 20 Mbps.

Information gathered from ofcom website, check site for more details.

FLOOD RISKS

Surface Water risks—Medium Risk

This information gives the likelihood of surface water flooding within a 50 metre radius of this location.

Medium likelihood means that each year this area has a 0.5% chance of flooding.

River risks—No Risk

This information gives the likelihood of river flooding within a 50 metre radius of this location.

Check the SEPA website for more details

COUNCIL TAX BAND — B

EPC RATING — B83









COMMENTARY

We are delighted to bring to the market this spacious and well-presented three-bedroom flat, situated in the desirable and modern residential development of Wilderhaugh Court in Galashiels. Ideal for first-time buyers, small families, or investors, this attractive property offers both comfort and convenience in a prime location close to town centre amenities and excellent transport links.

The accommodation is generously proportioned throughout and presented in good decorative order. Upon entering, you are welcomed by a bright and airy hallway that provides access to all main rooms within the property. The spacious living room is a key feature, offering ample room for both lounge and dining furniture. Large windows allow for plenty of natural light, creating a warm and inviting atmosphere, ideal for relaxing or entertaining. Adjacent to the living area is a modern, fully fitted kitchen, thoughtfully designed with a good range of wall and base units, integrated appliances, and generous worktop space. The kitchen offers both practicality and style, making it a functional space for everyday cooking and meal preparation.

The property boasts three well-proportioned bedrooms, two double bedrooms, and a single, of which benefit from neutral décor and fitted storage. The principal bedroom is a particularly generous double, with plenty of space for additional furnishings. The second and third bedrooms offer flexible accommodation, suitable for use as guest rooms, children's bedrooms, or a home office.



A contemporary family bathroom completes the internal accommodation, comprising a white three-piece suite including a bath with overhead shower, wash hand basin, and WC. The bathroom is finished with neutral tiling and modern fittings.

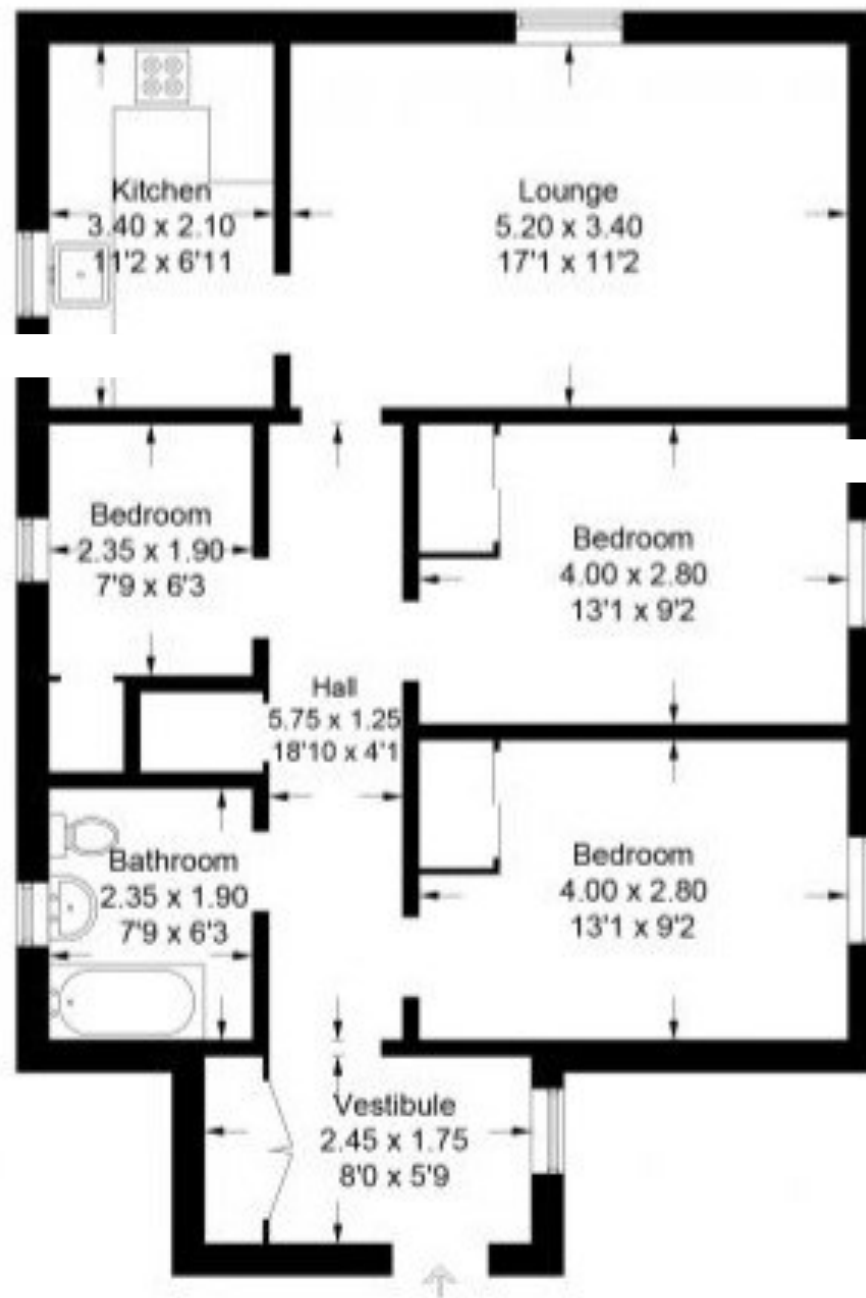
Externally, the property includes an allocated parking space within the development, along with further visitor parking available, private external store offer additional practicality and convenience.

With double glazing, gas central heating, and a secure entry system, 7 Wilderhaugh Court provides a low-maintenance, energy-efficient home that is ready to move into. Early viewing is recommended to fully appreciate the space, location, and quality of accommodation on offer.

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