

6 JOHN COLLINS CRESCENT, GALASHIELS, TD1 2FA

For Sale: Offers Over £170,000 are invited

Edwin
Thompson





BRIEF RESUME

Enclosed Garden

Spacious Bright Rooms

Close To Schools

3 Bedrooms

Close To Local Amenities

6 St John's Collins offers an excellent opportunity to acquire a modern, well-presented home in a convenient location within Galashiels. The property has been thoughtfully maintained, featuring fresh, neutral décor throughout, creating a light and versatile living space that is ready for immediate occupation. With a good balance of accommodation, including three bedrooms, generous living areas and a private garden with useful outbuildings, it provides the ideal base for a wide range of buyers.

This home is perfectly suited for those seeking a property that requires no work, offering modern fixtures and a practical layout. A contemporary kitchen diner, complete with patio doors to the garden and a spacious lounge give the house a welcoming feel. Additional benefits such as the downstairs WC and fitted storage in the master bedroom add to its functionality.

Externally, the rear garden is a manageable size and provides plenty of scope for outdoor enjoyment. With two useful sheds offering extra storage and a well-kept space that is easy to maintain, this home combines convenience with comfort in a desirable residential setting.





GENERAL DESCRIPTION

The property presents as a modern mid-terraced house that has been tastefully finished throughout, creating a clean and inviting interior. The décor is neutral, making it easy for buyers to personalise and style to their own tastes without requiring major changes. The living spaces flow well, with the kitchen diner forming the heart of the home, complemented by the lounge and outdoor access.

The garden to the rear is private, of a good but manageable size, and is enhanced by two sheds, providing excellent storage for tools, bicycles, or seasonal items. The outdoor space offers plenty of potential for entertaining, family use, or quiet enjoyment, while remaining easy to keep in order.

The property also benefits from modern conveniences such as a downstairs WC, a sleek bathroom suite with shower over bath, and fitted wardrobes in the master bedroom. These features, combined with the well planned layout, make the house practical for everyday living.







LOCATION

Situated in a sought after residential part of Galashiels, 6 St John's Collins is well placed to take advantage of the town's wide range of amenities. Galashiels provides excellent shopping facilities, supermarkets, cafes, and leisure opportunities, ensuring day to day needs are well catered for. The property also benefits from good schooling options locally, making it attractive for families.

The Borders Railway offers a direct link from Galashiels to Edinburgh, making this an excellent location for commuters who want to enjoy a quieter lifestyle while maintaining easy access to the capital. Road links are also strong, with the A7 providing convenient north and southbound routes.

Beyond its transport and facilities, Galashiels sits in the heart of the scenic Scottish Borders. The area offers stunning countryside, historic towns, and an abundance of walking and cycling opportunities, giving residents the chance to enjoy both town life and rural escapes with ease.

ACCOMMODATION

The accommodation is arranged over two levels and designed to provide well proportioned living and sleeping areas. On the ground floor, the welcoming entrance hall leads to a good sized lounge, which is bright and airy, offering the perfect space for relaxation. To the rear lies the modern kitchen diner, fitted with contemporary units and benefitting from patio doors opening directly to the garden, making it ideal for family meals or entertaining. A useful downstairs WC completes the ground floor.

Upstairs, there are three bedrooms. The master bedroom is a generous double with fitted wardrobes providing excellent storage. A further double

bedroom offers additional comfortable sleeping accommodation, while the third is a single bedroom, currently ideal as a child's room, home office, or guest space. The bathroom is modern in design, with a shower over the bath, tiled finish, and modern fittings.

Externally, the rear garden is enclosed and private, offering enough room for seating and outdoor dining. Two sheds provide ample storage, further enhancing the practicality of the property.

COMMENTARY

This property represents an excellent opportunity for buyers seeking a stylish and low-maintenance home. Its neutral presentation allows for immediate occupation without the need for further work, making it particularly attractive for those who wish to move in and settle quickly. The layout is well considered, with spacious living areas balanced by practical additions such as the downstairs WC and fitted wardrobes.

The garden is a real highlight, striking the right balance between usability and manageability. With space for both leisure and storage, it complements the internal accommodation well. The addition of two sheds is a valuable feature that sets this property apart, offering versatility and functionality for a wide range of buyers.

Its location within Galashiels adds further appeal, offering convenience, accessibility, and lifestyle benefits. From excellent transport links to Edinburgh to the abundance of countryside right on the doorstep, this home is as practical as it is enjoyable to live in.





AREAS

The property has been measured to an approximate gross internal area of 74 sqm (796 sqft).

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

SERVICES

All services are understood to be connected. The heating system is gas.

COUNCIL TAX BAND: C

EPC RATING: C80

BROADBAND COVERAGE

Ofcom states the house has access to Ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps. We advise you check the broadband with your supplier.

FLOOD RISK

This information gives the likelihood of river flooding somewhere within a 25 metres radius of this location.
There is no specific likelihood of river flooding identified for this area but there could still be localised effects from flooding in some places



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