



13 Mossilee Crescent, Galashiels, TD1 1LT

Guide price £165,000





13 Mossilee Crescent Galashiels, TD1 1LT

- Semi-Detached House
- Ideal Family Home
- Popular Residential Location
- Excellent Local Schooling Nearby
- Three Bedrooms
- Easily Maintained Gardens
- Gas Central Heating & Double Glazing
- Immaculate Condition

We are delighted to bring to market this well-presented three bedroom family home, situated in an established residential area of Galashiels. The property offers bright and practical accommodation over two levels, comprising a generous lounge, fitted kitchen with dining space, three bedrooms and a modern shower room. Externally, the property benefits from a generous rear garden with patio and lawn areas, established planting and a useful timber storage shed.

ACCOMMODATION

- ENTRANCE HALLWAY - KITCHEN - LOUNGE - THREE BEDROOMS - SHOWER ROOM -



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Internally

The property is entered into a welcoming entrance hallway, providing access to the ground floor accommodation and staircase leading to the first floor. The hallway benefits from a useful storage cupboard and leads through to the kitchen and lounge.

The kitchen is positioned to the front of the property and offers a practical space with a range of fitted units and room for appliances. To the rear is the well-proportioned lounge, providing a generous main living space that leads in to a hallway with direct access to the rear garden.

On the first floor, the landing provides access to three bedrooms, two useful storage cupboards and the family shower room. The principal bedroom is particularly spacious, with two further bedrooms offering flexibility for family living, guest accommodation or home working. The shower room completes the first-floor accommodation.

Kitchen

The kitchen is fitted with a good range of wall and base units, complemented by laminate worktops and tiled splashbacks. A cream sink with mixer tap is positioned beneath the window, while appliances include a freestanding electric cooker with extractor hood above. There is also space and plumbing for a washing machine and space for a freestanding fridge/freezer.

The room provides ample worktop and storage space, along with room for a dining table and chairs, creating a practical kitchen and dining area.

Shower Room

The shower room is fitted with a modern three-piece suite comprising WC, vanity unit with inset wash hand basin and a shower enclosure. The room is finished with contemporary wall panelling and benefits from a chrome heated towel rail.



Externally

To the rear of the property is a generous garden arranged over different levels. A paved patio area sits immediately outside the property, providing space for outdoor seating and entertaining. Steps lead up to a lawn bordered by a variety of established shrubs and planting, with timber fencing forming the boundaries. The garden also benefits from a useful timber storage shed and drying area.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

All mains services are present including water, electricity, gas & drainage.

Location

The property is located within a popular residential area. A fully comprehensive range of amenities and facilities are readily available a short walk away within 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.

Council Tax

Tax Band B.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

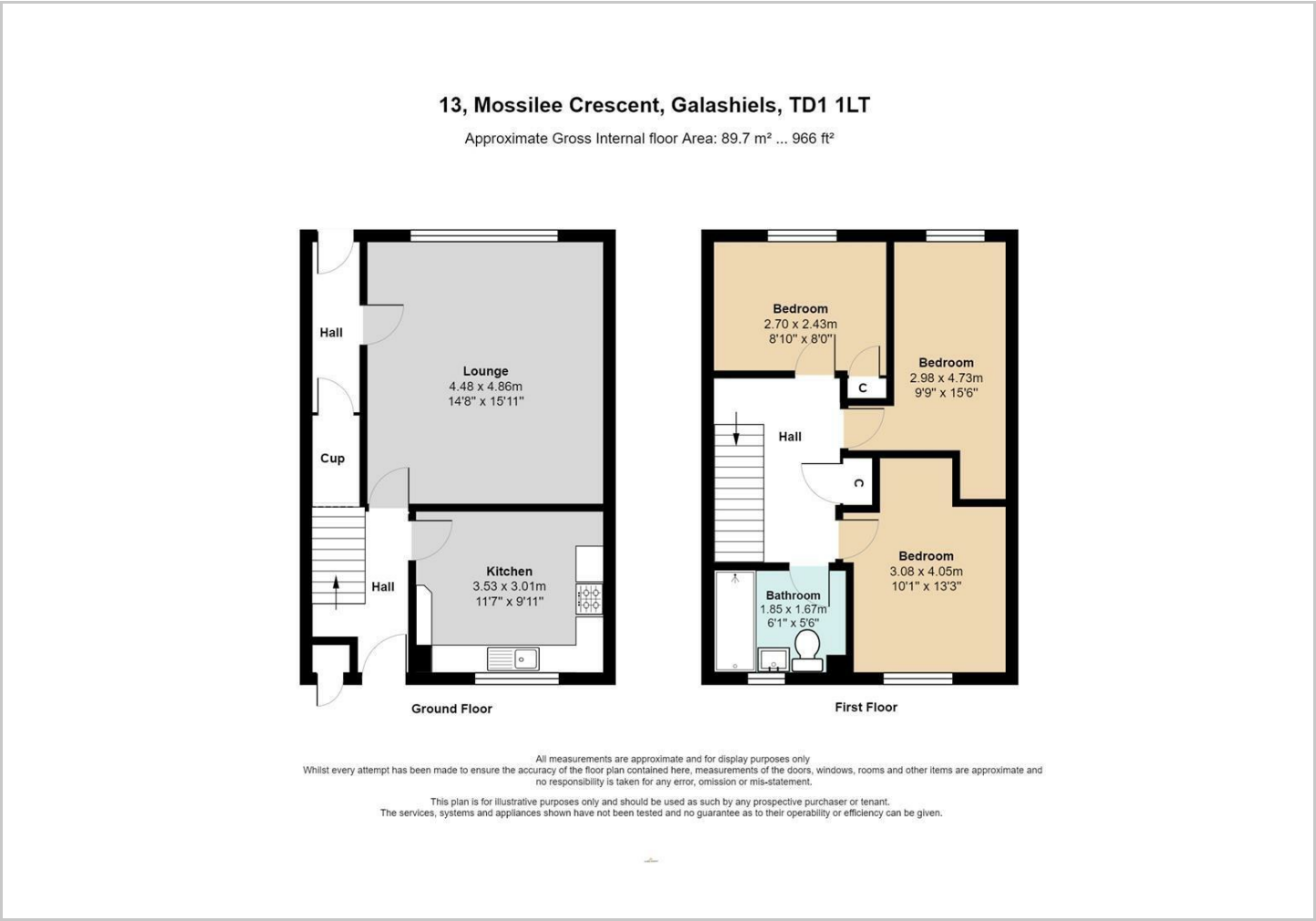
Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note Of Interest via their Solicitor. In the event of a Closing Date the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans



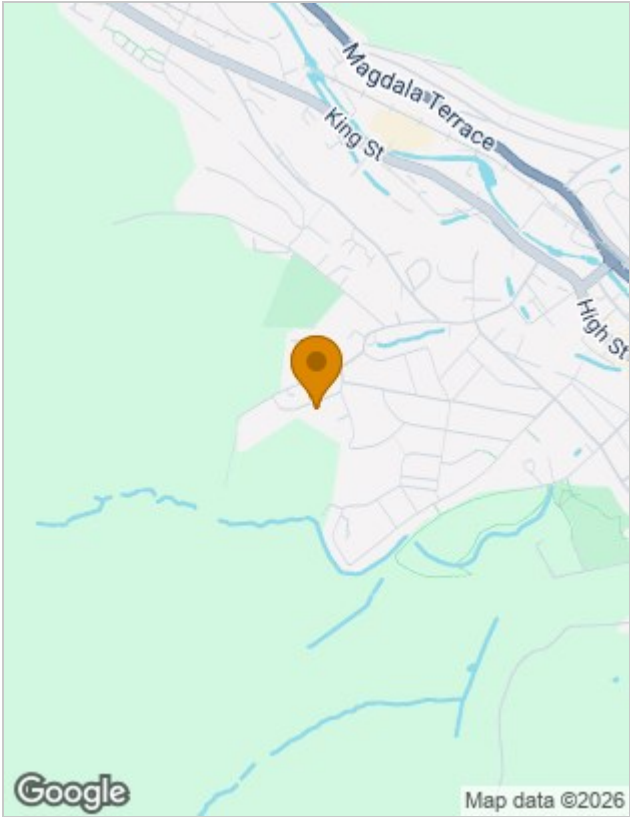
Viewing

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

