



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS

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4 Heather Court, Galashiels, TD1 2LS

Guide price £135,000



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## 4 Heather Court Galashiels, TD1 2LS

- 2 Bedrooms
- Large Enclosed Private Garden
- Short Drive to Town Centre
- Close to Primary School
- Mid-Terraced
- Wood Burning Stove
- Excellent Local Amenities
- Popular Residential Location

We are delighted to present this charming mid-terraced two-bedroom home, complete with a private rear garden enjoying stunning views of the iconic Eildon Hills. Presented in immaculate condition throughout, the property is situated in the popular residential area of Langlee, Galashiels, and is conveniently located close to a wide range of local amenities and excellent transport links to Galashiels town centre.

### ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - UTILITY ROOM - 2 BEDROOMS - BATHROOM -



### Internally

A welcoming entrance hall provides access to the ground floor accommodation, including a useful storage cupboard. To the front, the bright and spacious lounge offers a comfortable setting for both relaxing and entertaining, with ample room for a variety of furnishings.

To the rear, the kitchen is well-proportioned and thoughtfully laid out, with direct access to the garden, making it ideal for everyday living.

Stairs lead to the upper level, where there are two well-sized double bedrooms, both offering generous proportions and flexibility for storage or home working. The accommodation is completed by a family bathroom fitted with a three-piece suite, and a separate utility room providing additional practicality.

Externally, the property benefits from a fully enclosed rear garden, designed for ease of maintenance, with a patio area, lawn, and raised decking—perfect for outdoor dining and relaxation.





### Kitchen

The modern kitchen is fitted with a great range of wall and base units and is overlaid with wood effect laminated worktops and integrates a stainless steel sink with mixer tap. Integrated appliances include electric oven, electric hob, stainless steel extractor hood. There is also under counter space for a dishwasher and space at the end of the kitchen for a freestanding fridge freezer. The kitchen is completed with laminated splashbacks. There is also a separate utility room with additional storage space and under counter space for a washing machine and tumble dryer.

### Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead electric shower and laminated splashbacks.

### Externally

The rear garden is a well-kept, enclosed space arranged into distinct sections. Closest to the house is a paved patio area ideal for dining or relaxing. Beyond this is a central lawn featuring stepping stones that create a pathway across the grass. At the far end, there is a raised decking area enclosed by grey fencing, providing an additional seating or entertaining space. Along one side, a raised stone-edged border contains shrubs and plants, adding greenery.

### Fixture & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

### Services

### Location

### Council Tax Band

Council Tax Band A.

### Home Report

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

### Viewings

Strictly by Appointment Only Via James Agent.

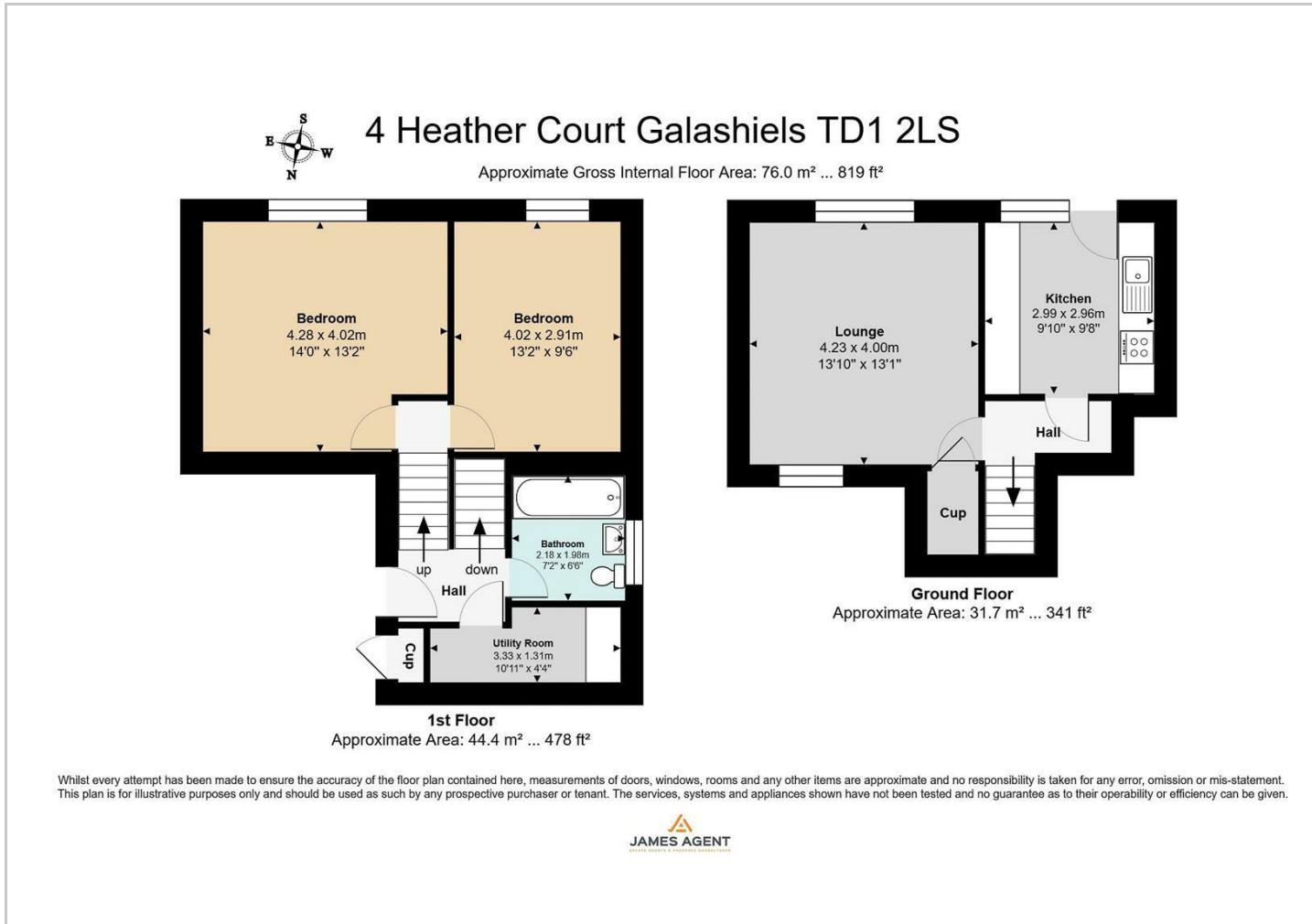
### Offers

All offers should be submitted in writing in Scottish Standard 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



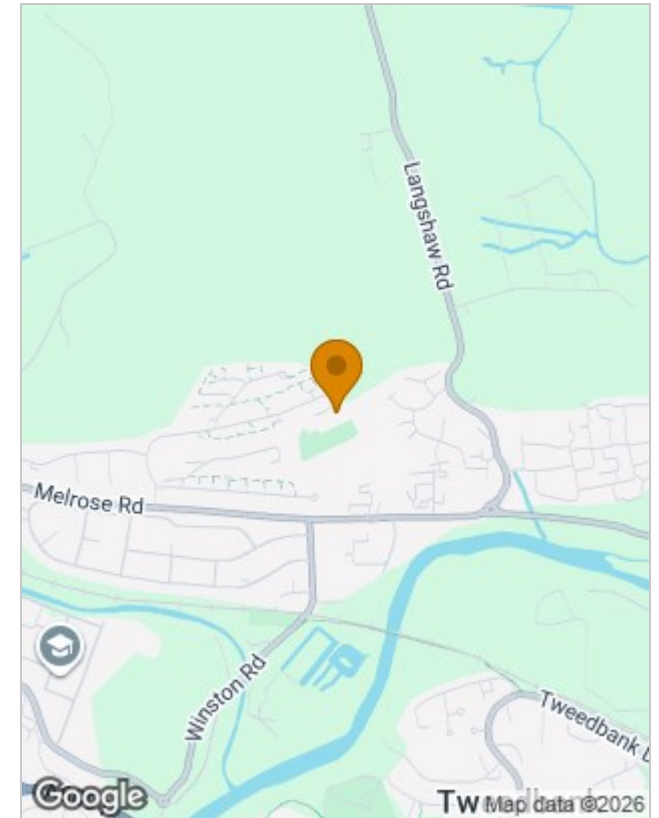
## Viewing

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

