



4 Forest Road, Galashiels, TD11JP

Guide price £135,000





4 Forest Road Galashiels, TD1 1JP

- Mid Terrace House
- Private Enclosed Gardens
- Gas Central Heating
- Ideal First Time Buy
- Excellent Local Schooling
- 2 Bedrooms
- Popular Residential Location
- Close To Amenities
- Train Station Nearby

4 Forest Road is a bright and well proportioned two-bedroom mid terrace home, ideally situated in one of Galashiels' popular residential areas, the property is close to all local amenities and schooling.

The accommodation benefits from gas central heating, double glazing, and private gardens to both the front and rear, offering outdoor space for relaxation and entertaining. Ample on-street parking is available directly in front of the property, providing convenient parking for residents and visitors alike.

Combining bright well proportioned living space with a desirable location, 4 Forest Road presents an excellent opportunity for a range of buyers.

ACCOMMODATION

- ENTRANCE HALL - LOUNGE/DINER - KITCHEN - FIRST FLOOR LANDING - BATHROOM - TWO BEDROOMS -



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Internally

The property offers well proportioned, bright accommodation over two levels. The property is entered via a uPVC front door into the hall. The hallway provides access to the lounge/dining room and kitchen with the bathroom and 2 bedrooms upstairs.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with black laminated worktops incorporating a stainless-steel sink unit. There is space for a freestanding cooker with an integrated cooker hood above and further space for a freestanding washing machine and fridge freezer.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, basin and bath with electric shower above.

Externally

There is a private garden to the rear of the property, laid to lawn with a small patio area and timber fencing as well as an area laid to lawn to the front of the property.



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.

Services

All mains services. Gas Central Heating and Double Glazing.

Council Tax

Council Tax Band A.

Home Report

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

Viewings

Strictly by Appointment via James Agent.

Offers

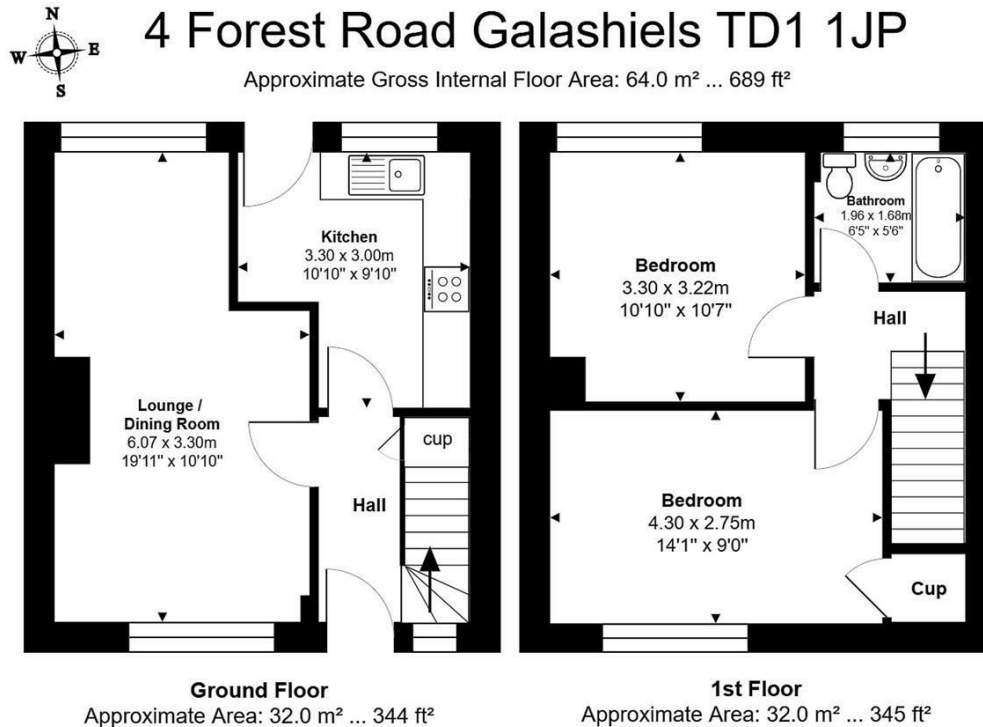
All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at anytime.





Floor Plans

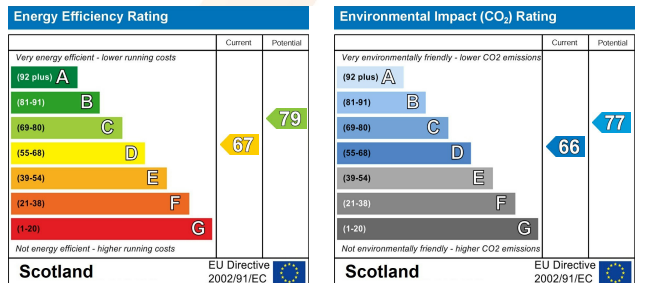
Location Map



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Performance Graph



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