



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



19 Netherbank, Galashiels, TD1 3DH

Guide price £290,000



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# 19 Netherbank, Galashiels, TD1 3DH

- Detached Family Home
- Two Bathrooms
- Private Gardens
- Quiet Cul-De-Sac
- Excellent Local Schooling
- Four Bedrooms
- Gas Central Heating & Double Glazing
- Garage and Driveway Parking
- Train Station Nearby
- Short Drive from Town Centre

## NO ONWARD CHAIN

19 Netherbank is an impressive and generously proportioned four-bedroom detached family home, offering flexible accommodation across two levels in a desirable residential setting on the edge of Galashiels. Boasting bright and spacious interiors throughout, the property features a welcoming lounge, well-appointed dining kitchen, utility room, ground floor bedroom, principal ensuite bedroom, integral garage and private enclosed gardens ideal for family living and entertaining. Combining practicality with comfortable living, this superb home is ideally suited to growing families and those seeking spacious accommodation within easy reach of local amenities, schooling and transport links.

## ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - LOUNGE - DINING KITCHEN - UTILITY ROOM - WC - FOUR BEDROOMS (ONE EN-SUITE) - FAMILY BATHROOM -



Guide price £290,000



### Internally

The accommodation begins with a welcoming entrance porch leading into the central hallway, which provides access to the main living areas and staircase to the upper floor. To the front of the property, the bright and generously sized lounge enjoys an abundance of natural light and offers an inviting space for both relaxing and entertaining. To the rear, the well-appointed dining kitchen is fitted with an extensive range of wall and base units complemented by laminated worktops and a stainless steel sink with mixer tap. Integrated appliances include a gas burner hob, electric oven, and overhead extractor hood, while there is additional space for a freestanding fridge freezer and undercounter appliance space. The room comfortably accommodates a dining table and chairs, creating an ideal family and entertaining space. The ground floor further benefits from a versatile double bedroom, which could also serve as a home office, playroom, or additional reception room depending on individual requirements. A useful utility room provides further storage and laundry facilities, while a conveniently located WC completes the ground floor accommodation.

Ascending to the first floor, the upper landing provides an ideal study space, and gives access to three further well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobe storage and a private ensuite shower room. The remaining bedrooms are all generously sized and feature built-in wardrobes, offering excellent storage solutions for family living. Completing the accommodation is the family bathroom, fitted with a modern three-piece suite comprising a WC, vanity wash hand basin with built-in storage, and a bath with overhead shower and tiled splashbacks.

### Kitchen

The kitchen is fitted with an extensive range of modern wall and base units, providing an abundance of storage and workspace. These are complemented by stylish laminated worktops and a stainless steel sink with mixer tap, creating both a practical and attractive finish. Integrated appliances include a gas burner hob with overhead extractor hood and an electric oven, making the space ideal for everyday cooking and entertaining alike. There is also convenient undercounter space and plumbing for a dishwasher, together with designated space for a freestanding fridge freezer. Generously proportioned, the kitchen comfortably accommodates a dining table and chairs, offering an ideal setting for family meals, casual dining, or social gatherings. Well-designed and functional throughout, this room combines practicality with a welcoming atmosphere to create the true heart of the home.

There is also a separate utility room with worktop space, sink, undercounter storage and space for a washing machine.



### Bathrooms

The family bathroom is fitted with a modern three-piece suite comprising a WC, vanity wash hand basin with built-in storage unit, and a panelled bath with overhead shower. Complemented by tiled splashbacks, the bathroom offers a clean and practical finish, while the fitted vanity unit provides useful additional storage space for everyday essentials. Well-presented throughout, the room has been designed with both comfort and functionality in mind.

The primary ensuite is also fitted with an shower room and is fitted with a three piece suite including WC, vanity wash hand basin with built in storage and shower with laminated splashbacks.

There is also a handy WC on the ground floor.

### Externally

The property further benefits from private enclosed gardens located to the front, side and rear, offering an excellent outdoor space for families, children and pets. There is a well-maintained area of lawn to the side of the property, while the rear garden features a paved patio area, ideal for outdoor furniture, entertaining guests and alfresco dining. The rear garden also encompasses a large banked area prime for cultivating and further landscaping.

There is a mono-block driveway to the front providing parking and access to the integrated garage.

### Outbuildings

There is an integrated garage accessed via a metal up-and-over door to the front and a rear door from the garden. The garage benefits from mains power and lighting.

### Location

The property is located within a very popular residential area where local amenities are readily available close-by. There is a regular bus service which runs daily with a bus stop located in close proximity to the property. More comprehensive amenities are readily available a short distance away in 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.

### Fixtures & Fittings

All fitted floored coverings, light fittings and integrated appliances are to be included within the sale.

### Services

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

### Viewings

Strictly by Appointment Only Via James Agent.

### Home Report

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

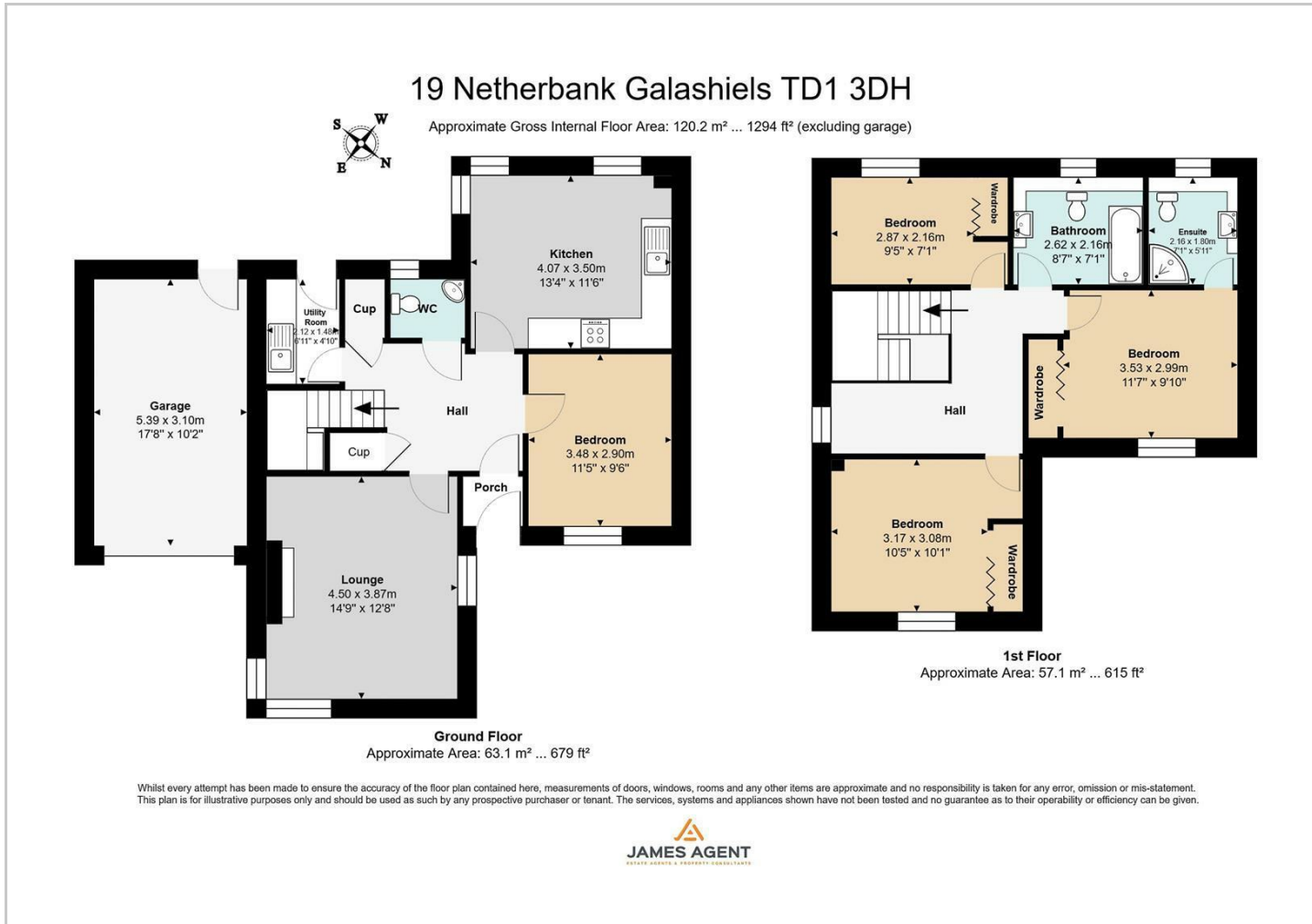
### Offers

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 Closing Date, the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.





## Floor Plans



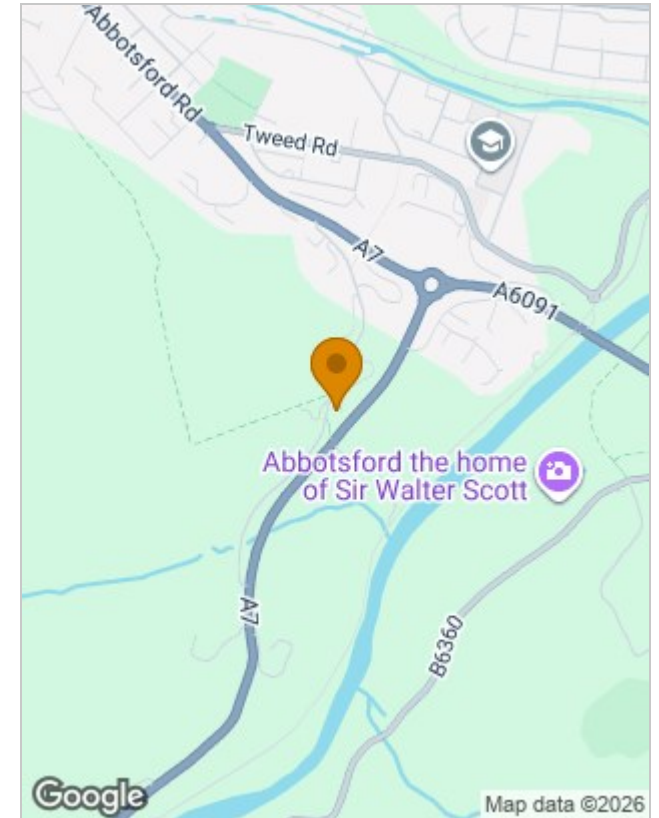
## Viewing

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

