

6 JOHN COLLINS CRESCENT

GALASHIELS, TD1 2FA

Offers Over £170,000

Edwin
Thompson





BRIEF RESUME

- Enclosed Garden
- Spacious Bright Rooms
- Close To Schools
- 3 Bedrooms
- Close To Local Amenities
- Readily accessible location



General Description

6 St John's Collins offers an excellent opportunity to acquire a modern and well presented home in a convenient part of Galashiels. Thoughtfully maintained and styled with fresh, neutral décor throughout, the property provides a bright and versatile living environment ready for immediate occupation. With three bedrooms, generous living areas, and a private rear garden complemented by useful outbuildings, it is ideally suited to a wide range of buyers, including first time purchasers, families, downsizers, and buy to let investors.

ACCOMMODATION

The accommodation is arranged over two levels, providing well proportioned and functional living spaces.

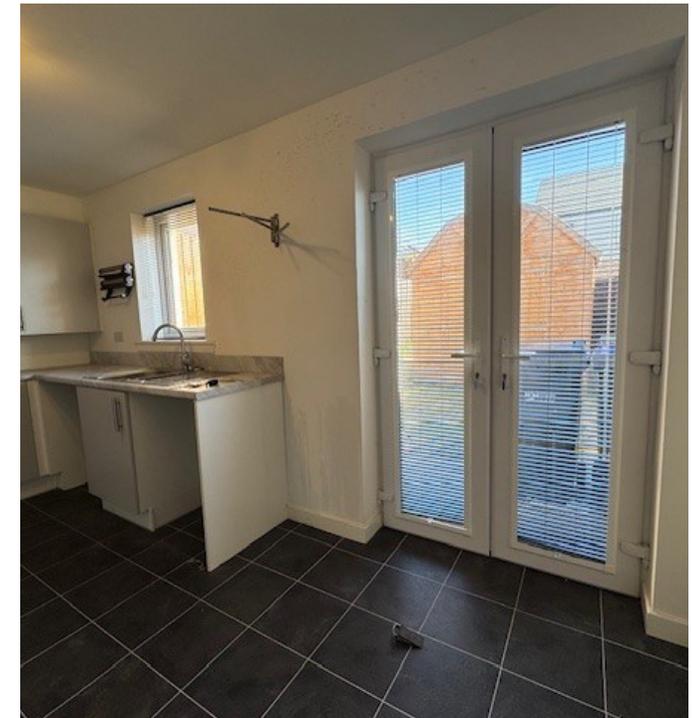
The layout is designed to provide comfort, flexibility, and ease of use for a variety of lifestyles.

Ground Floor

- Welcoming entrance hall
- Bright and spacious lounge
- Modern kitchen diner with contemporary units and patio doors to the garden
- WC

First Floor

- Master bedroom: generous double with fitted wardrobes
- Second bedroom: additional double bedroom
- Third bedroom: single bedroom suitable for a child's room, guest room, or home office
- Modern bathroom with shower-over-bath and contemporary fittings





INTERNAL ACCOMODATION

Internally, the home benefits from modern fixtures, a practical layout, and tasteful presentation. The contemporary kitchen diner forms the heart of the house, featuring modern units and patio doors leading directly to the garden, creating an ideal setting for family living or entertaining. The spacious lounge offers a welcoming area for relaxation.

Practical features such as the downstairs WC, fitted wardrobes in the master bedroom, and neutral décor throughout enhance the home's functionality. The property is presented in move in ready condition, allowing buyers to personalise the space easily without major work.

The bathroom, located upstairs, is finished in a modern style with a shower-over-bath, tiled surrounds, and contemporary fittings. The overall flow of the ground and first floor is well considered, providing well balanced living and sleeping accommodation.





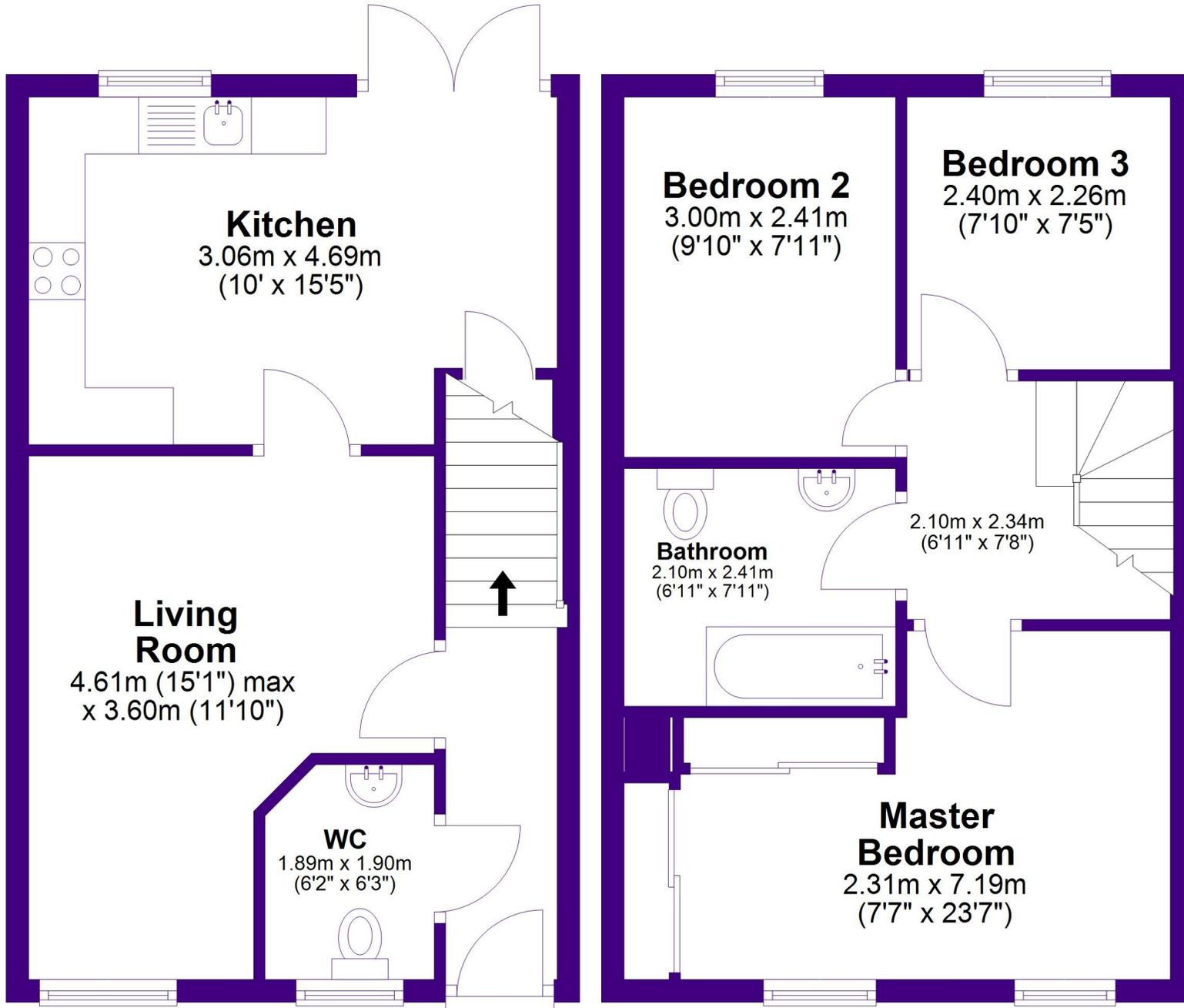
EXTERNAL ACCOMODATION

The rear garden is private, well kept, and manageable in size, offering a pleasant outdoor space for relaxation, dining, or family use. Two useful sheds provide excellent external storage for tools, bicycles, or seasonal items, further enhancing the practicality of the home. The garden strikes a balance between usability and easy maintenance, making it appealing for busy households or those who prefer low maintenance outdoor space.



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Services

All services are understood to be connected.

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

Council tax Band: C

EPC Rating: C80

Fittings and Fixtures

Only items specifically mentioned in the particulars of sale are included in the sale price.

Local Authority

Scottish Borders Council Headquarters, Newtown, St Boswells, Melrose, TD6 oSA

T: 01835 824000

Satellite Navigation

For those with the use of satellite navigation, the postcode is TD1 1RE.

Internet Website

This property and other properties offered by Edwin Thompson can be viewed on our website as edwinthompson.co.uk as well as our affiliated websites at zoopla.co.uk and onthemarket.com

Viewing

By appointment with the sole agents.

Edwin Thompson, T: 01896 751300

Chartered Surveyors F: 01896 758883

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Galashiels

Schedule of Areas

Description	Sq m	Sq ft
Total	74	796

E&oe please note that these measurements have been taken

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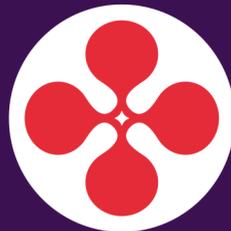
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