



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



Plumtree House Plumtree Place, Galashiels, TD1 1PZ

Guide price £220,000



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# Plumtree House, Plumtree Place Galashiels, TD1 1PZ

- Charming Period Home
- 2 Bathrooms
- Immaculately Presented
- Short Distance to Train Station
- 4 Bedrooms
- 2 Public Rooms
- Close to Town Centre
- Excellent Local Amenities

We are delighted to bring to market Plumtree House, a charming four bedroom converted dwelling, tucked away just a short walk from all shopping and transport links within Galashiels town centre. The property is beautifully presented throughout with many fine period features providing a truly unique home. The property is set across three floors and benefits from spacious and versatile accommodation ideal for a growing family. Plumtree House further benefits from a private garden area and unrestricted on-street parking.

## ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - KITCHEN - DINING ROOM - LOUNGE - SHOWER ROOM - MEZZANINE LANDING - FOUR BEDROOMS - BATHROOM - BASEMENT ROOM - STORE ROOM -



Guide price £220,000



### Internally

The property is entered via a welcoming porch leading into a central reception hall from which the principal ground floor rooms are accessed. To the rear of the property is a truly impressive sitting room, beautifully proportioned and featuring a striking eight-panel bay window that enjoys open views over the river and surrounding greenery. This elegant room is further enhanced by ornate corncicing, high ceilings and a feature fireplace, creating a warm yet refined living space. Adjacent to the sitting room is a formal dining room, ideal for entertaining, which retains the same period charm and offers excellent flexibility for family use. The kitchen is positioned to the front of the property and provides ample fitted storage and work surface space, with direct access to the garden via the basement level, making it practical for everyday living. Also on the ground floor are two well-proportioned double bedrooms, offering excellent flexibility for family members, guests or home working, along with a modern shower room.

A staircase from the hall leads to the first floor, where the accommodation continues with two further generous double bedrooms and family bathroom. A particular feature of this level is the mezzanine-style landing, which provides a versatile additional living space, ideal for use as a reading area, home office or snug.

The lower ground floor offers a significant additional benefit in the form of a spacious basement room, currently used as an informal living and recreation space. This area enjoys direct access to the rear garden, creating a seamless connection between indoor and outdoor living. The basement level also incorporates a useful cellar store, ideal for storage or hobby use.

### Kitchen

The kitchen is positioned to the front of the property and is fitted with a good range of oak shaker style wall and base units complemented by stone effect work surfaces incorporation a classic ceramic sink with mixer tap. Integrated appliances include a dishwasher, washing machine, oven, 4-ring hob with extractor hood and a tall fridge freezer. The kitchen also benefits from convenient access to the rear garden via lower ground floor accommodation.



### Bathroom

The bathroom is a distinctive and characterful space, showcasing a charming retro-style suite that adds real personality to the home. A generously sized corner bath takes centre stage, set beneath the sloping ceiling and creating a cosy, relaxing atmosphere. The suite is completed by a pedestal wash hand basin and WC, complemented by tiled surrounds and a heated towel rail.

The shower room is neatly presented and thoughtfully arranged, featuring a walk-in shower enclosure with glazed screen and tiled surrounds, fitted with a thermostatic shower. The suite is completed by a WC and a contemporary vanity unit with integrated wash hand basin, providing useful storage. Finished with complementary wall panelling, ceramic tiling and a heated towel rail, the room offers a bright and functional space, ideal for everyday use and guests alike.

### Externally

The property benefits from a private patio area to the side of the property, ideal for entertaining, recreation and alfresco dining. The backdrop of the river makes for a peaceful out door retreat. There is also a large shared drying green / lawn for use by all the residents within the development.

Ample on-street parking is available directly to the front of the property.

### Location

A fully comprehensive range of amenities and facilities 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 MacArts 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 carpets, floor coverings and integrated appliances are to be included within the sale.

### Services

All mains services are present including water, electricity, gas & drainage. Gas Heating and Double Glazing.

### Council Tax

Council Tax Band C.

### Viewings

Viewings are strictly by Appointment 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 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.





