



1 Roberts Court, Galashiels, TD1 2BW

Guide price £250,000





1 Roberts Court Galashiels, TD1 2BW

- 3 Bedroom Bungalow
- Private Garden
- Double Glazing
- Popular Residential Location
- Excellent Local Amenities
- Close to Town Centre
- Gas Central Heating
- Driveway parking and Garage
- Close to Train Station

We are delighted to bring to the market the 3 bedroom detached bungalow set in a quiet cul-de-sac a short distance from the centre of Galashiels. The property offers well-proportioned accommodation on one level with a wonderful view over the town, and further benefits from a garage and additional driveway parking. The many amenities of Galashiels are a short distance away, as well as the train station and A7 for easy access to Edinburgh.

ACCOMMODATION

- ENTRANCE HALLWAY - KITCHEN - SITTING ROOM - 3 DOUBLE BEDROOMS - WET ROOM -



Guide price £250,000



Internally

The property is well presented throughout with modern fixtures and fittings. The access is via the front door of the property in to the main hallway. From the hallway, you have access to the lounge, kitchen, wet room and three bedrooms.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven and hob with stainless steel extractor fan, fridge freezer and dishwasher. There is also undercounter space for a washing machine.

Wet Room

The adapted access wet room is fitted with a shower, wash hand basin and WC.

Externally

The garden is to the rear of the property and benefits from a large patio perfect for alfresco dining and sitting in the sun throughout the day. There is also an area laid to lawn bound by timber fencing and mature shrubs. There is also private driveway parking and garage to the front of the property.



Location

The property is located within a very popular residential area where local amenities are readily available nearby. 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.

Fixture & Fittings

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

Services

Council Tax

Council Tax Band E

Home Report

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

Viewings

Strictly By Appointment via James Agent.

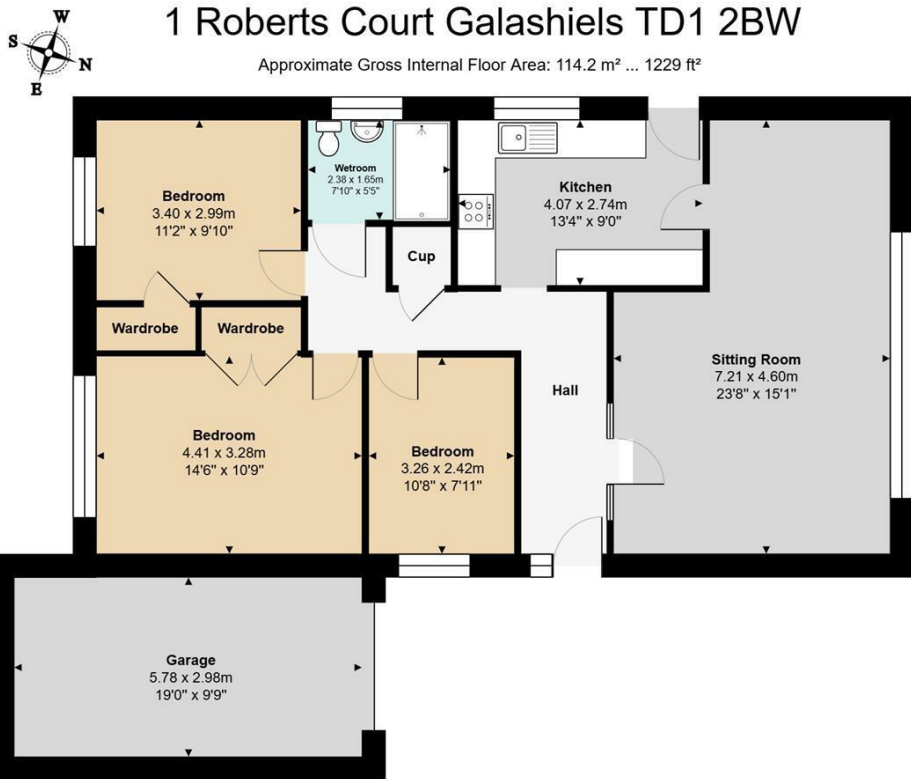
Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





Floor Plans



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.



JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

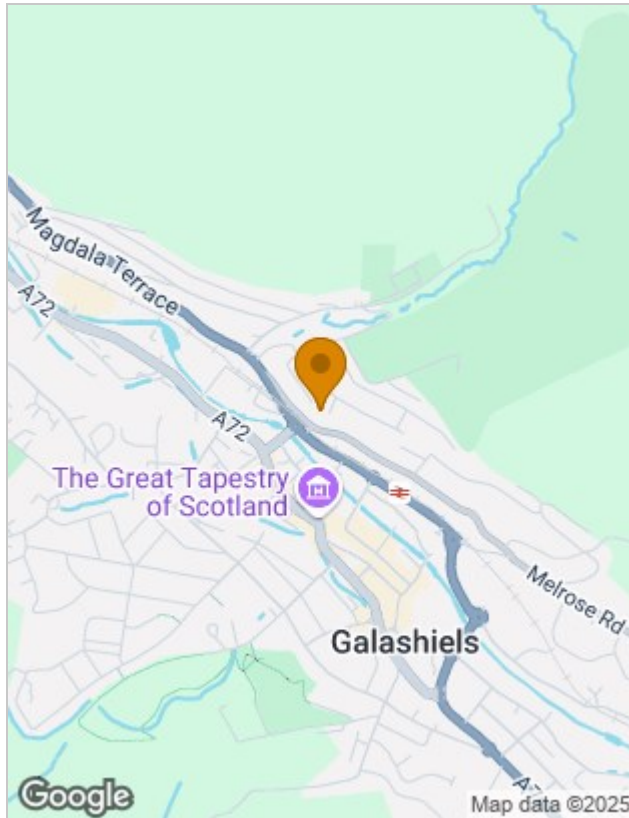
Viewing

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

