



3 Abbotsview Gardens, Galashiels, TD1 3ER

Guide price £315,000





3 Abbotsview Gardens Galashiels, TD1 3ER

- Modern Detached House
- 4 Bedrooms
- Large Family Kitchen
- Close to Train Station
- Immaculately Presented
- Garden & Driveway
- Ideal Family Home
- Great Local Amenities

3 Abbotsview Gardens is an immaculately presented 4 bedroom family home, set in a quiet position located on the outskirts of Galashiels and close to Tweedbank. The property offers modern fixtures and fittings, a generous driveway and private gardens. A wide range of amenities are available a short distance away in both Galashiels or Melrose town centres. The Borders General Hospital and Tweedbank Railway Station are also close-by.

ACCOMMODATION

- ENTRANCE HALL - BEDROOM - HALL - LOUNGE - SHOWER ROOM - KITCHEN/ DINING - UTILITY ROOM - 3 FURTHER BEDROOMS - FAMILY BATHROOM



Internally

The property provides bright, spacious and free flowing accommodation throughout, with a generous open-plan kitchen/dining room with doors to the garden, lounge, shower room and bedroom on the ground floor. The first floor has a further three bedrooms and family bathroom.

Kitchen

The kitchen is fitted with a good range of shaker style wall and base units overlaid with laminated worktops and 1.5 bowl integrated stainless steel sink with mixer tap. Integrated appliances include electric double oven, gas hob, stainless steel extractor fan and dishwasher. There is also a separate utility with undercounter space for a washing machine and tumble dryer.

Bathroom

The property benefits from a downstairs shower room and family bathroom upstairs. The ground floor shower room benefits from a three piece suite including WC, pedestal wash basin and enclosed shower cubicle with mixer shower. The first floor bathroom benefits from a three piece suite including WC, vanity wash basin and bath with mixer taps and shower.



Externally

The property benefits from gardens to the front and rear of the property. Both areas are primarily laid to lawn and are bound by hedging. There is also a large driveway at the front of the property which also gives access to the rear garden. To the rear, there is also a paving area, handy timber shed and log store.

Location

The property is located within a very popular residential area. A fully comprehensive range of amenities and facilities are readily available a short distance away 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. 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, blinds and integrated appliances are to be included within the sale.

Council Tax

Council Tax band F.

Viewings

Strictly By Appointment via James Agent.

Offers

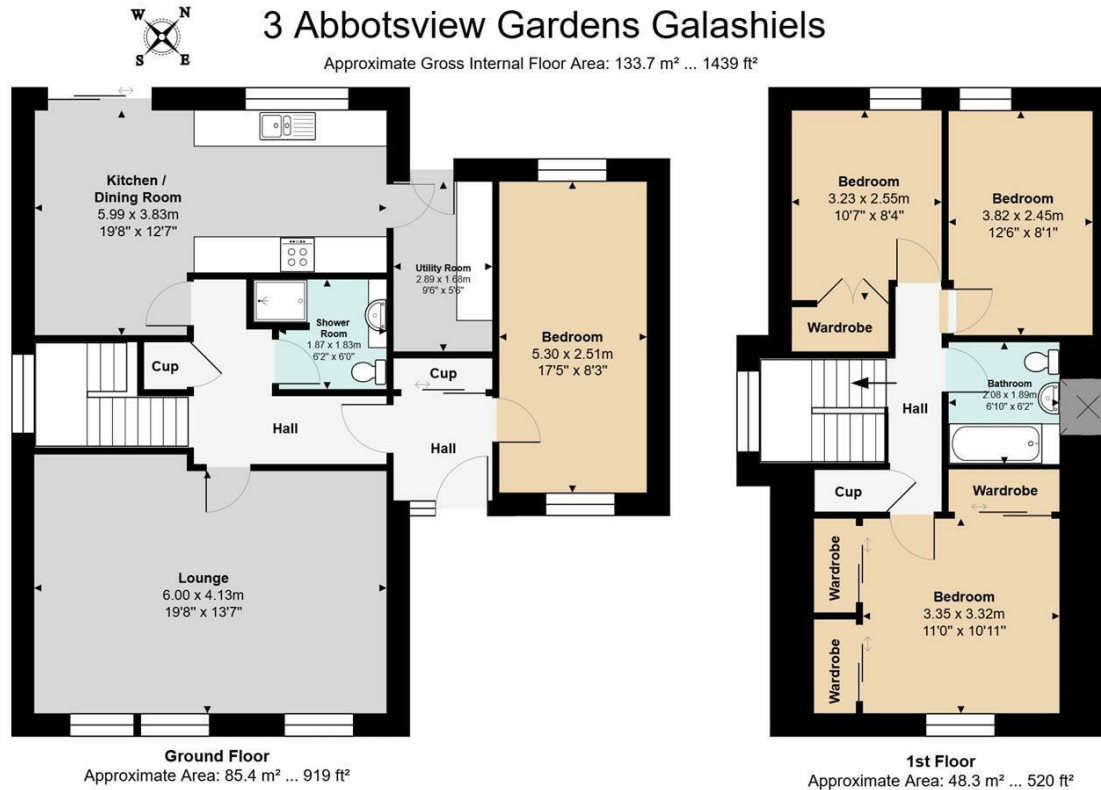
All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the seller shall not be bound to accept any offer and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



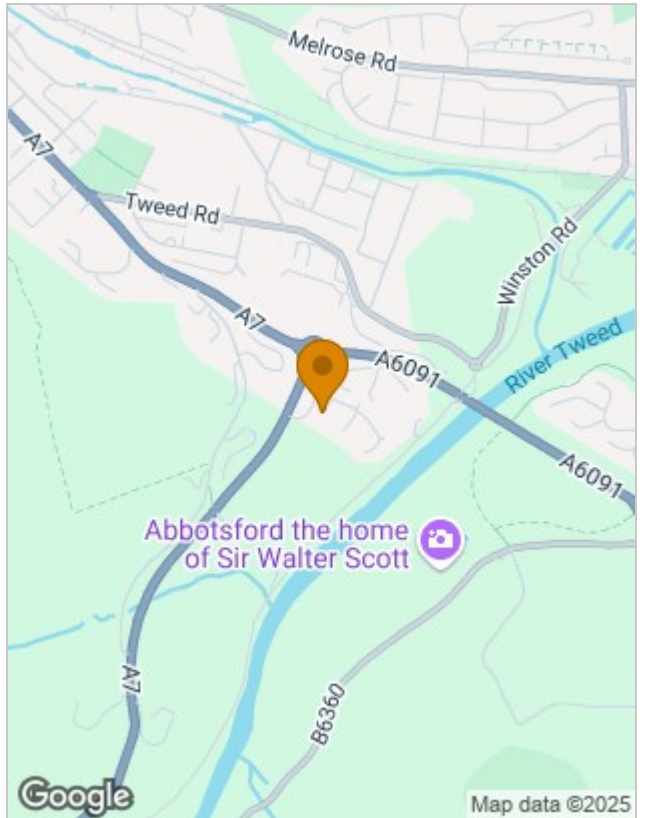


Floor Plans

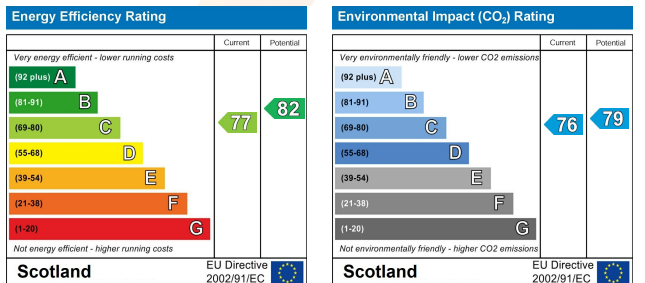
Location Map



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