



17 Leebræ, Galashiels, TD1 1QR

Guide price £185,000





17 Leebrae Galashiels, TD11QR

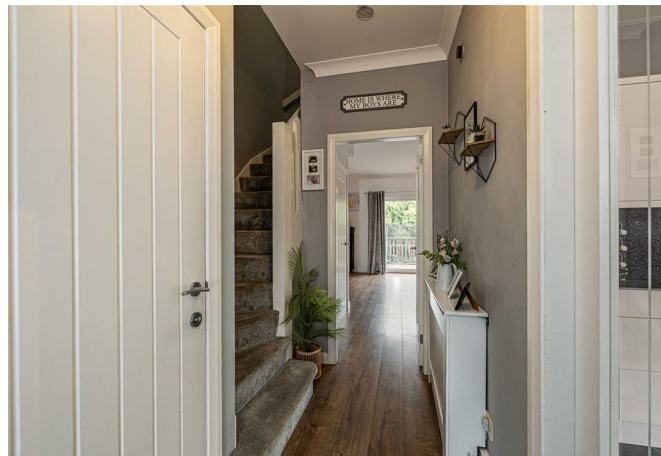
- End-Terraced House
- Well-Presented
- Double Glazing
- Private Gardens
- 3 Bedrooms
- Gas Central Heating
- Popular Residential Location
- Close to Town Centre

17 Leebrae is a well-presented 3 bedroom end-terraced house located in a popular residential location close to Galashiels town centre. The property boasts bright, well proportioned accommodation and private gardens.

The property is situated close to a variety of local amenities including local shops, cafes and restaurants with Galashiels town centre within easy walking distance, including the Galashiels Railway Station and Transport Interchange. A great range of schooling is available nearby as well as the Galashiels Academy.

ACCOMMODATION

- ENTRANCE HALL WITH CLOAKROOM - SITTING ROOM - KITCHEN - HALL LANDING - 3 BEDROOMS - BATHROOM -



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Internally

The property benefits from free-flowing bright and spacious accommodation over two levels. To the ground floor there is a welcoming entrance hallway with cloakroom off. The hall leads through to the spacious lounge with doors out to the garden. Also accessed off the hall is the well-equipped kitchen. Upstairs, the hall landing gives access to three good sized bedrooms and the family bathroom.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl sink with mixer tap. Integrated appliances include an electric oven, gas hob, extractor hood and fridge freezer. There is also undercounter space for a washing machine and slimline dishwasher.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, wash hand basin and panelled bath with mixer shower with glass shower screen and tiled splashbacks.

The ground floor cloakroom includes a WC and wash hand basin.

Externally

The property benefits easily maintained decking to the front and rear of the property which are both spacious entertaining spaces.



Location

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

Council Tax

Council Tax Band D.

Fixtures & Fittings

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

Services

All mains services, gas central heating and double glazing.

Viewings

Strictly By Appointment Only via James Agent

Home Report

A copy of the Home Report can be downloaded from our website at www.jamesagent.co.uk

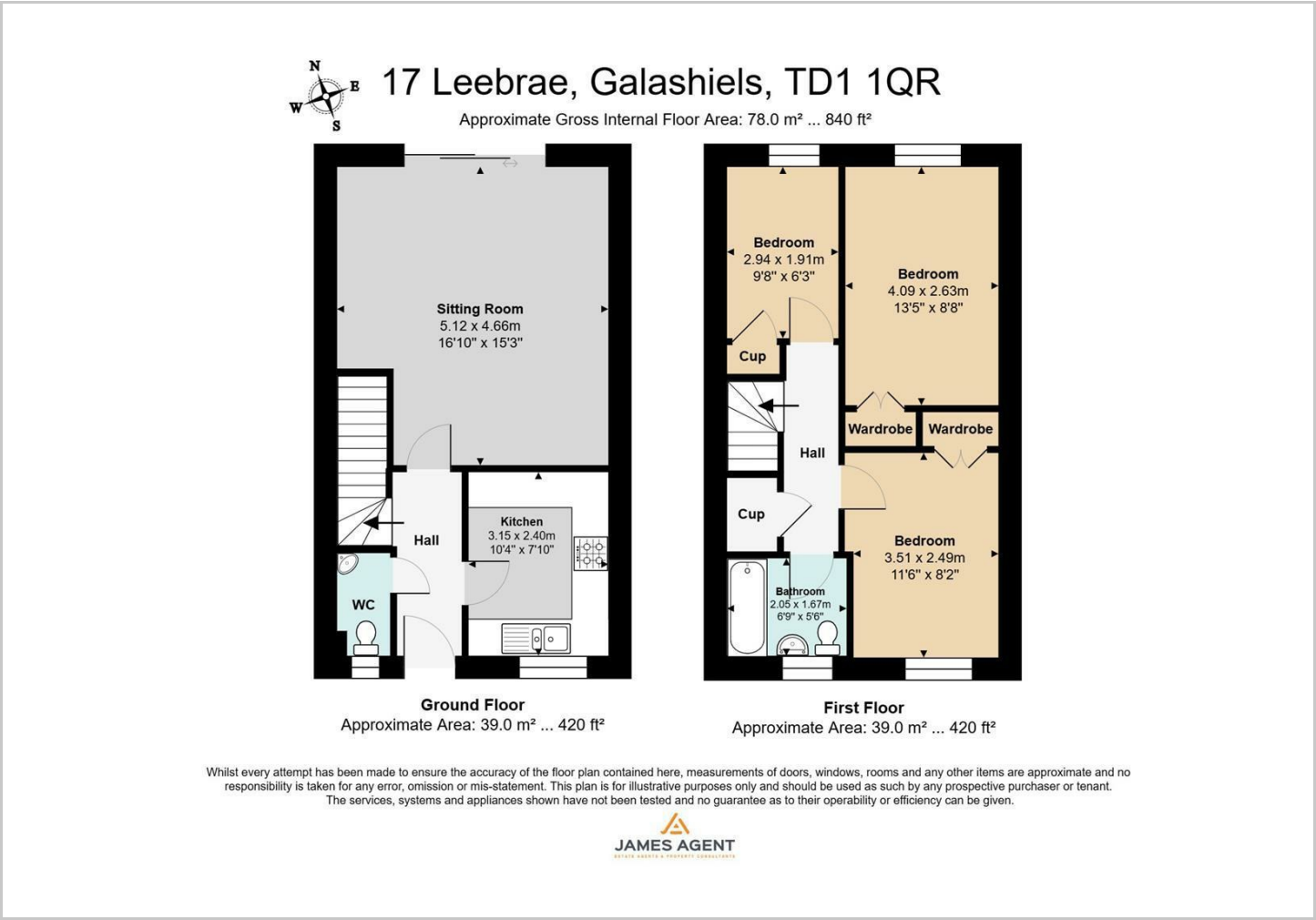
Offers

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



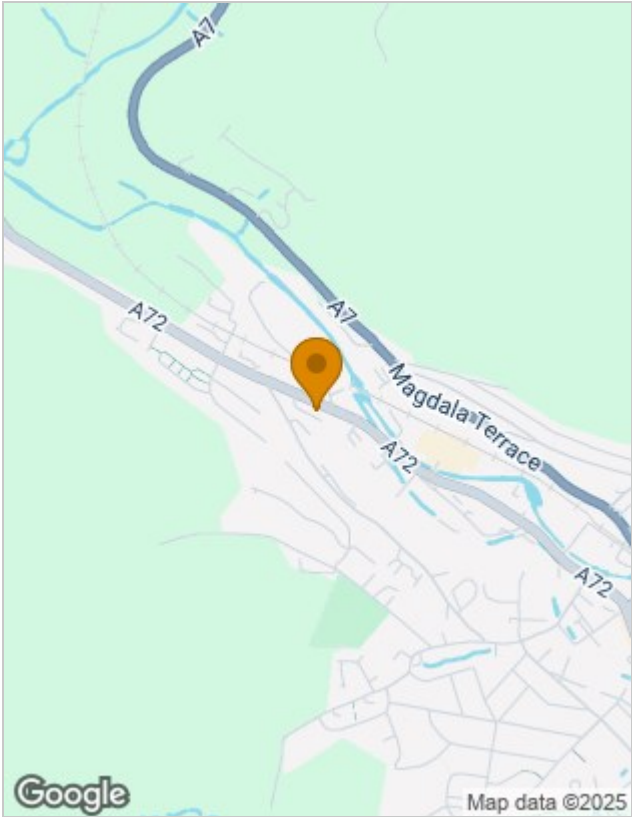
Viewing

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

