



12 Elm Row, Galashiels, TD1 3JH

Offers over £250,000



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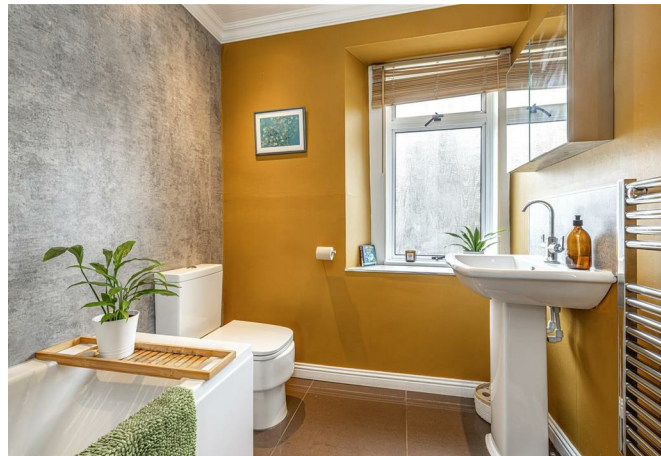
12 Elm Row Galashiels, TD1 3JH

- Mid Terraced House
- 3 Bedroom
- Popular Residential Area
- Close to Town Centre
- Ideal Family Home
- Large Garden
- Excellent Local Schooling
- Short Distance to Train Station

We are delighted to bring to market this handsome stone-built 3 bedroom mid-terraced family home within a much sought after residential area of Galashiels. The property offers versatile accommodation over two levels, with attractive features including cornicing, panelling and a wonderful mantelpiece over the wood-burning stove. 12 Elm Row is a short walk from the many amenities of Galashiels town centre and excellent local schooling including St Peters Primary School and The Gala Academy.

ACCOMODATION

- HALLWAY - SITTING ROOM - PLAY ROOM - DINING ROOM - KITCHEN - WC - THREE BEDROOMS - FAMILY BATHROOM -



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Internally

The property is presented in good order throughout and has ground floor access to the sitting room, play room, dining room, kitchen & WC. On the first floor are three bedrooms and the family bathroom.

Kitchen

The kitchen is fitted with a good range of shaker style wall and base units overlaid with wood effect worktop and incorporates a 1.5 bowl sink with mixer tap. Integrated appliances include double electric oven, electric hob and fridge freezer. There is also undercounter space for a washing machine and dish washer.

Bathrooms

The ground floor benefits from a handy WC and the family bathroom can be found on the first floor. The family bathroom has a three piece suite including WC, pedestal hand wash basin with mixer tap and bath with overhead shower and laminated splashbacks.



Externally

The property benefits from gardens to the front and rear. The garden at the front of the property has an area of lawn, raised beds and a patio area surrounded by timber fencing, mature shrubs and hedges. To the rear of the property, the outside is fitted with decking and fixed bouldering wall.

Location

The property is located within a popular residential area where local amenities are readily available nearby. There are regular bus services with a bus stop located in close proximity to the property on Bank Street. A comprehensive range of amenities are readily available a just a stone's throw 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.

Fixture & Fittings

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

Services

Mains water, electricity and drainage. Central heating and double glazing.

Council Tax

Band E.

Viewings

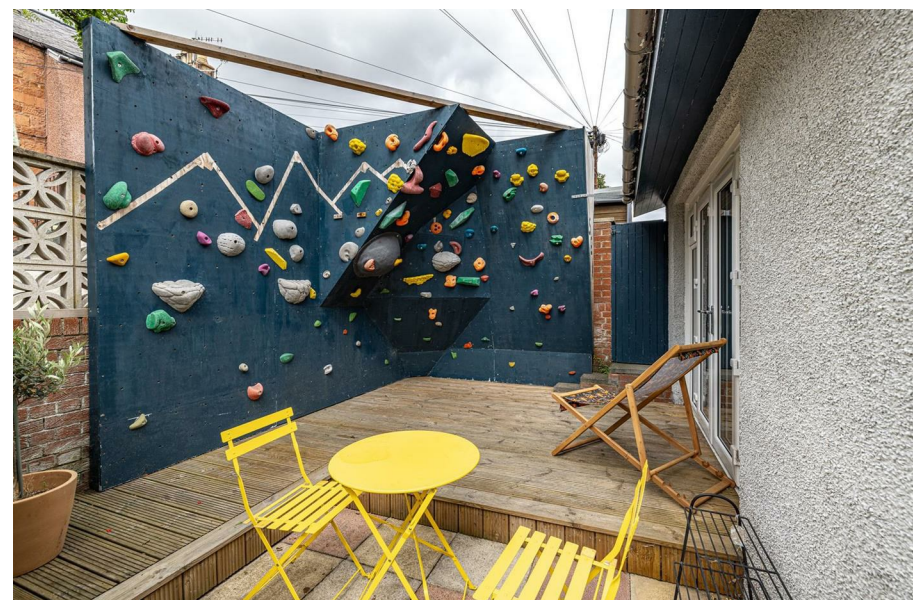
Viewings are strictly by appointment through James Agent.

Home Report

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

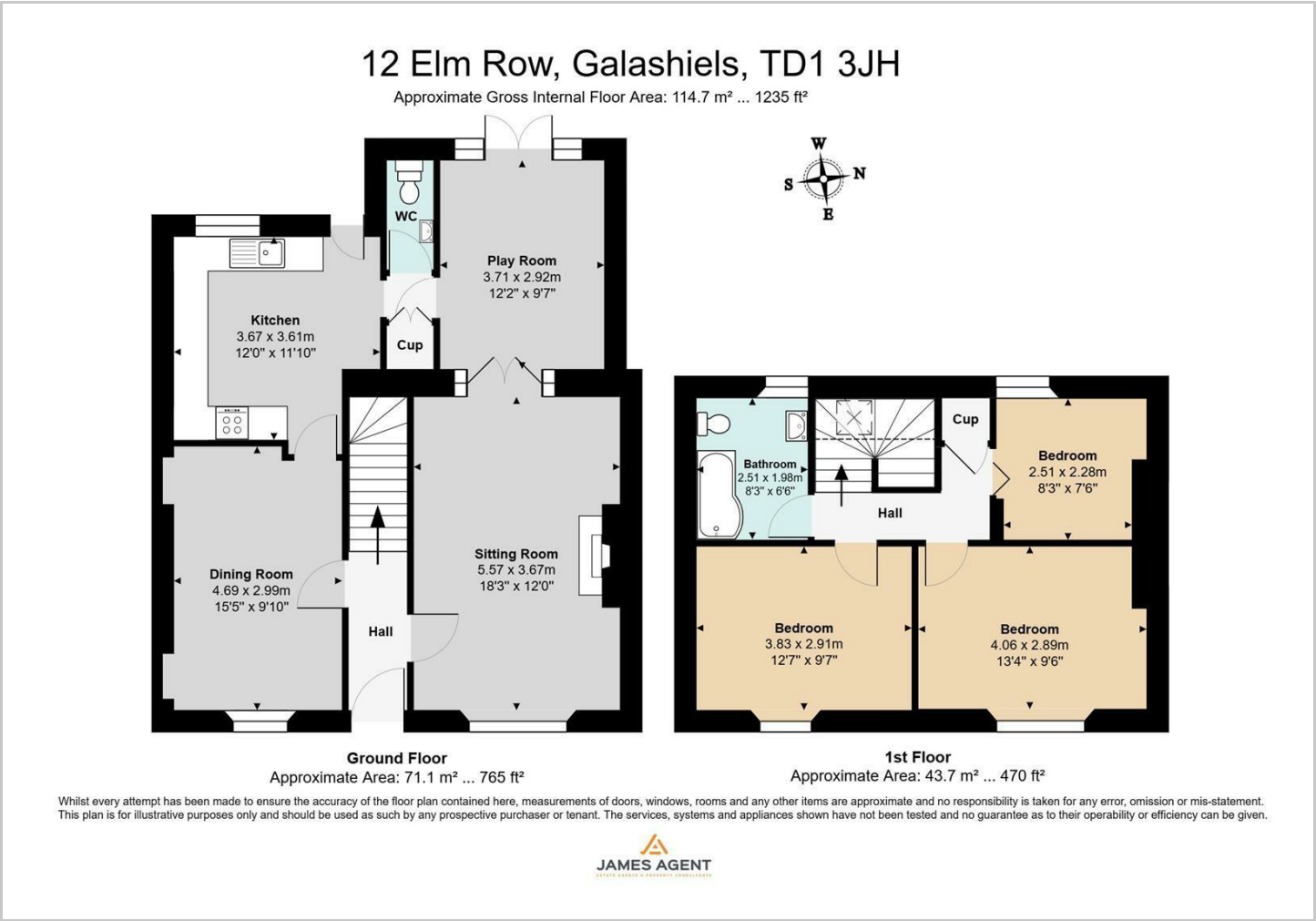
Offers

All offers should be submitted in writing in Standard Scottish Format. All 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 anytime.





Floor Plans



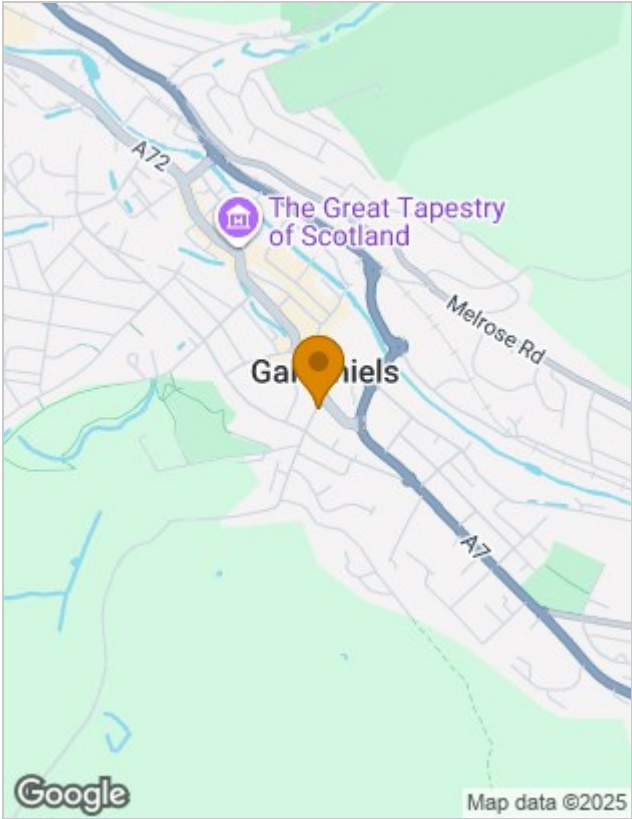
Viewing

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

