



10 Annfield Gardens, Galashiels, TD1 3DE

Guide price £295,000









# 10 Annfield Gardens Galashiels, TD1 3DE

- Detached Family Home
- Garage and Driveway parking
- Close to Town Centre
- Gas Central Heating & Double Glazing
- 4 Bedroom with principal ensuite
- Private Garden
- Excellent Local Schooling

We are delighted to bring to market this modern 4 bedroom detached family home within a much sought after residential area of Galashiels. 10 Annfield Gardens is a short walk from Galashiels Public Park and St Peters Primary School, and only 10 minutes walk to all amenities within Galashiels town centre. The property provides an ideal family home close to local schooling. The property further benefits from front and rear gardens, integrated garage and off street parking.

## ACCOMODATION

- HALLWAY - WC - KITCHEN - DINING ROOM - SITTING ROOM - PRINCIPAL BEDROOM WITH ENSUITE - 3 FURTHER BEDROOMS - FAMILY BATHROOM - INTEGRATED GARAGE -



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### Internally

This modern property is finished to a high standard with modern fixtures and fittings throughout. The ground floor benefits from a sitting room, dining room, kitchen and handy WC. On the first floor, there is the primary bedroom with ensuite shower and a further 3 bedrooms and family bathroom.

### Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops and incorporating a 1.5 stainless steel sink with mixer tap. Integrated appliances include electric oven, gas hob with extractor hood. There is also an integrated fridge freezer, and under counter space for a freestanding dishwasher.

### Bathrooms

The property benefits from a handy downstairs WC and a family bathroom and ensuite on the first floor. The family bathroom is fitted with a three piece suite including WC, pedestal basin and bath with mixer shower and tiled splashbacks. The principal suite is fitted with a three piece suite including WC, pedestal wash basin and shower cubicle with mixer shower with laminated splashbacks.

### Externally

The property benefits from gardens to the front and to the rear. The front of the property is primarily laid to lawn with gravel and mature shrubs and hanging baskets. The rear of the property benefits from a decking area with summer house.



### Outbuildings

The rear garden has a summer house at the end of the decking area.

### 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.

### Fixtures & Fittings

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

### Council Tax

Council Tax Band E.

### Home Report

A copy of the Home Report can be downloaded from [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

### Viewings

Viewings are strictly by appointment through James Agent.

### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.

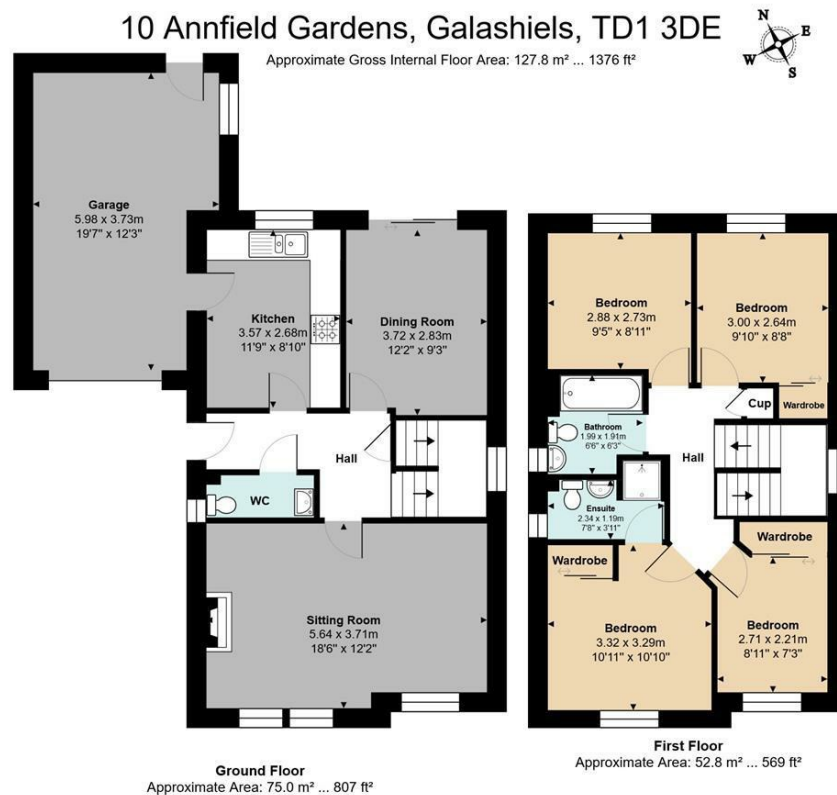








## Floor Plans



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.

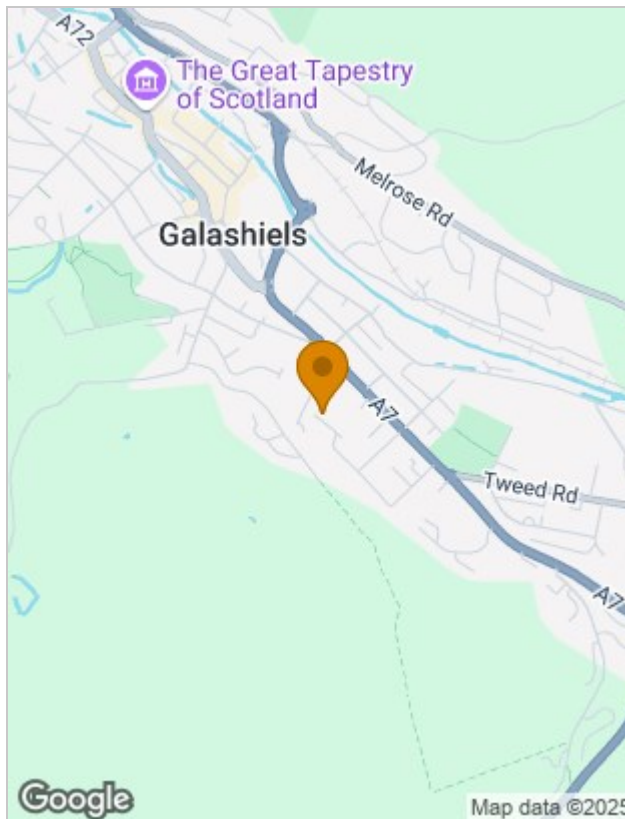


## Viewing

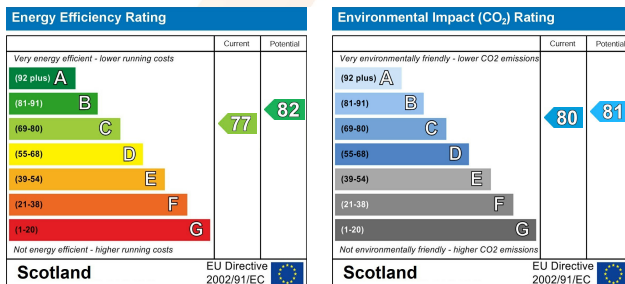
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB