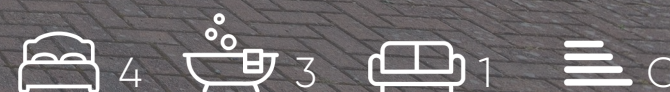




24 The Beeches, Galashiels, TD1 3SY

Guide price £290,000









## 24 The Beeches Galashiels, TD1 3SY

- Immaculate Detached Family Home
- 4 Bedrooms 3 Bathrooms
- Enclosed South Facing Rear Garden
- Train Station Nearby
- Sought-After Location
- Open Plan Lounge / Dining Room
- Popular Residential Development
- Ideal for Commuting

We have the pleasure in bringing to the market this modern 4 bedroom detached family home within a much sought after residential area of Tweedbank.

The property was built by Barratt Homes in around 2005 and boasts a wealth of desirable features making this an ideal home for a growing family looking to be within easy reach of a wide range of local amenities, recreational activities and schooling facilities within Tweedbank, Galashiels and Melrose town centres.

### ACCOMMODATION

- ENTRANCE HALLWAY - OPEN PLAN LOUNGE/DINING ROOM - KITCHEN - UTILITY ROOM - WC - DOWNSTAIRS BEDROOM - PRINCIPAL BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM - TWO FURTHER BEDROOMS - FAMILY BATHROOM -



Guide price £290,000



### Internally

This modern property is finished to a high standard with modern fixtures and fittings throughout. The ground floor benefits from a delightful open plan Lounge / Dining Room with a south facing bay window overlooking the rear garden. The Dining Room provides direct access to the Kitchen, Utility Room and WC. There is also a downstairs bedroom/office. On the first floor, the Hall Landing gives access to the three Bedrooms and Family Bathroom. The Principal Bedroom benefits from a well-appointed En-suite Shower Room as well as a Dressing Area incorporating built-in wardrobes and a dressing table with power and lighting. The attic, accessed via pull-down ladder, has been floored and carpeted to provide extra storage.

### Kitchen

The Kitchen is fitted with an excellent range of shaker-style wall and base units overlaid with wood-effect worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. Integrated appliances include a four-burner gas hob, electric oven, tall fridge freezer and dishwasher. Colourful mosaic effect splashbacks complete the look.

The Utility Room has also been upgraded to the same high standard and houses the washing machine space and gas fired boiler.



### Bathrooms

The Family Bathroom includes a panelled bath with mixer shower tap and stone-effect laminate splashbacks, WC and vanity wash hand basin with storage and worktop.

The En-Suite Shower Room incorporates a large shower enclosure with mixer shower, WC and vanity wash hand basin with storage and worktop.

The WC comprises of a close coupled WC and wall-hung wash hand basin with tiled splashbacks.

### Externally

To the front there is a mono-block driveway with garden area to the side laid to lawn and planters. There is a generous fully enclosed garden to the rear incorporating a useful elevated decking area. The garden has been beautifully landscaped to include areas of lawn, shrub bed and gravel. Useful additional storage is located below the decking for garden furniture and wheelie bin storage.

### Outbuildings

There is a timber framed Summer House and handy timber framed shed both located on the back garden

### Location

Tweedbank boasts a wide range of facilities including; local Primary School, Sports Centre with Gym, Play Parks, Restaurant/Bar, Convenience Store and popular Industrial and Retail Park. The 'Park and Ride' facility for the Borders Railway Line is also located within Tweedbank providing regular train services to and from Edinburgh Waverley Station with journey times of around 55 minutes.

Further development of Tweedbank is currently under way which includes the construction of a new Lidl Supermarket, Petrol Station with M&S Food Outlet and Costa Coffee Dive-thru.

### 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

