



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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39 Dean Street, Galashiels, TD1 1LY

Guide price £215,000



3



2



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39 Dean Street Galashiels, TD1 1LY

- Mid-Terraced Family Home
- Open Plan Living
- Large Gardens
- Train Station Nearby
- 4 Bedrooms
- Modern Fixtures & Fittings
- Excellent Local Schooling
- Walking Distance To Town Centre

39 Dean Street is a beautifully finished and deceptively spacious 3 bedroom mid terraced family home. The property offers versatile accommodation across 2 floors and is finished to an exceptional standard throughout. At its heart is a stylish open-plan kitchen and dining space ideal for modern family living while the welcoming lounge features a cosy wood-burning stove, creating perfect space to relax and unwind.

Perfectly positioned, the property enjoys a highly convenient location less than fifteen minutes' walk from the excellent range of shops, cafés and amenities within Galashiels town centre, while also being close to the recently completed Galashiels Academy, which benefits from outstanding new swimming and gym facilities. Combining generous living space, quality finishes and superb accessibility, this is a standout home in a prime central setting.

ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - DINING ROOM - SHOWER ROOM - THREE BEDROOMS - BATHROOM -



Internally

This charming and well-proportioned mid-terraced property offers flexible living across three levels, combining generous room sizes with a practical layout ideal for modern family life.

The property is entered via a welcoming hallway on the ground floor, providing access to a bright and comfortable lounge positioned to the front of the home. This inviting space benefits from excellent natural light and a pleasant outlook, making it perfect for relaxing or entertaining.

To the rear, the heart of the home is the spacious open-plan kitchen and dining room. The kitchen is thoughtfully laid out with ample worktop and storage space, while the dining area comfortably accommodates a family-sized table—ideal for both everyday living and hosting guests. A convenient shower room is also located on this level, along with useful storage cupboards.

On the first floor, the accommodation continues with three well-proportioned bedrooms. The principal bedroom is a generous double, complemented by a second double bedroom and a third bedroom that would suit use as a child's room, guest room, or home office. A family bathroom serves this level, along with a central hall and staircase leading to the upper floor.

The second floor provides an impressive additional bedroom, offering a versatile space that could function as a principal suite, guest accommodation, or a quiet retreat. This room benefits from useful eaves storage, maximizing practicality without compromising on space.





Kitchen

The open plan kitchen dining room is fitted with a great range of wall and base units and is overlaid with wood-effect laminated worktops and incorporates a 1.5 bowl stainless steel sink with mixer tap. Integrated appliances include electric oven, gas stove, extractor hood, built in microwave, dishwasher and fridge freezer. The kitchen is fitted with tiled splashbacks.

Bathrooms

The ground floor shower room is fitted with a WC, vanity wash hand basin and walk in shower with tiled splashbacks. On the first floor, the family bathroom is fitted with a three piece suite including WC, vanity wash hand basin and bath with overhead shower and tiled splashbacks.

Externally

The rear private garden is bound by a timber fence and is primarily laid to lawn with an area of paving perfect for outdoor furniture. To the front, there is an enclosed area of lawn.

Location

The property is located within a well-established residential area close to shops, bars, restaurants and transport links. Educational facilities are within walking distance.

The Galashiels Interchange is also close-by, providing regular bus routes throughout the Scottish Borders and beyond to Edinburgh, Carlisle and Berwick Upon Tweed. The Interchange also houses the train station with regular train services to Edinburgh Waverley Station making Galashiels the perfect location for commuting to the City. Journey times are typically under one hour.

Fixtures & Fittings

Fitted Flooring, blinds and integrated appliances are to be included within the sale.

Services

Council Tax

Council Tax Band D

Viewings

Viewings are strictly by Appointment via James Agent.

Home Report

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

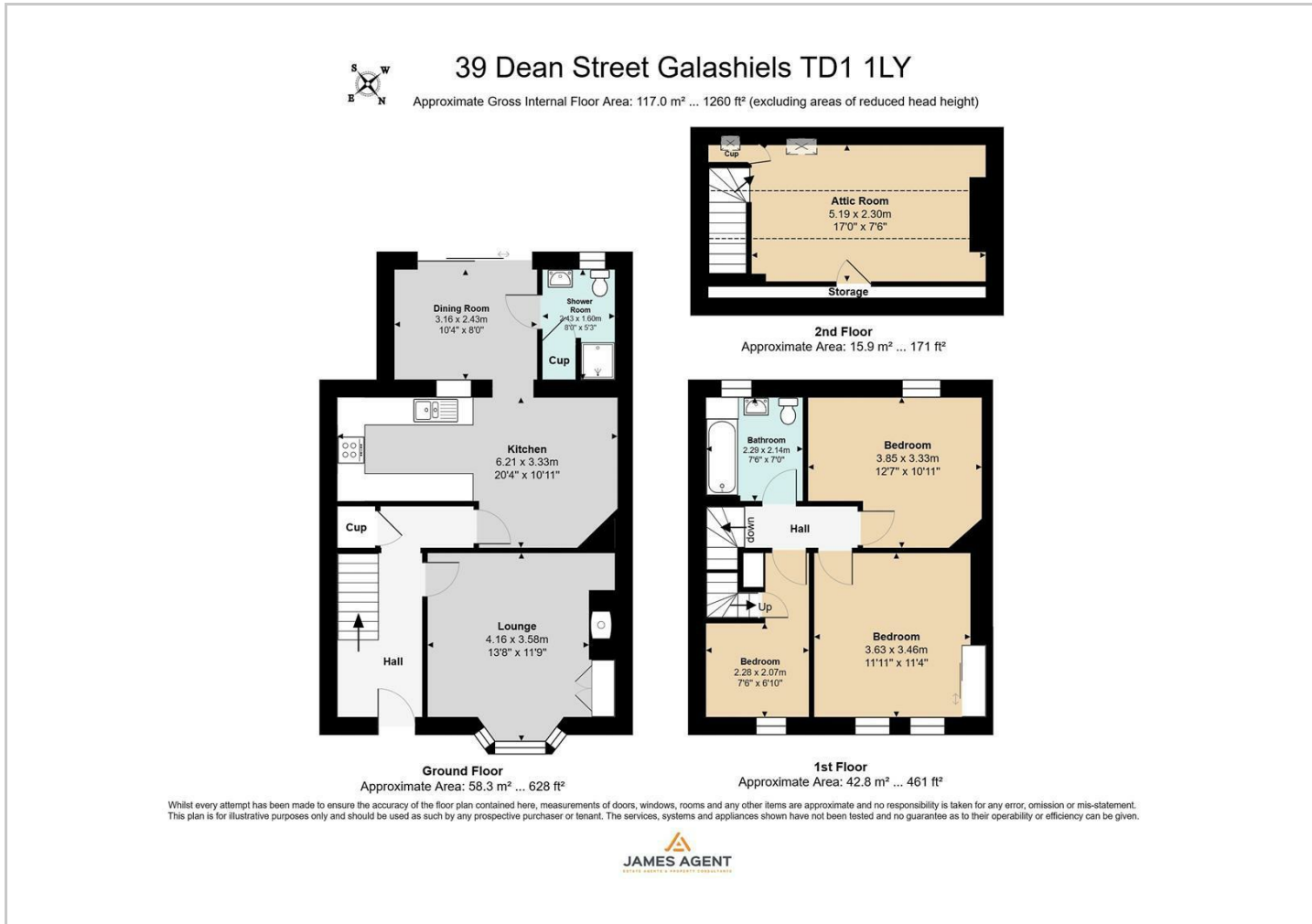
Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer at any time.





Floor Plans



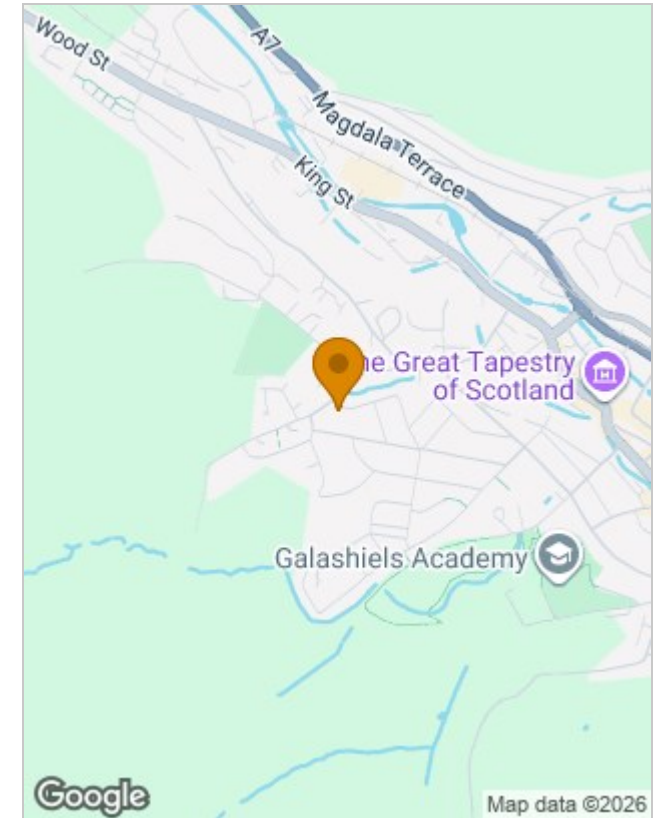
Viewing

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

