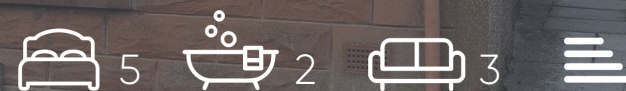




9 Elm Row, Galashiels, TD1 3JH

Guide price £259,500









# 9 Elm Row, Galashiels, TD1 3JH

- Large Townhouse
- Superb Family Home
- 3 Public Rooms
- Enclosed Rear Garden
- Close to New High School / Swimming Pool
- Immaculately Presented
- 4 / 5 Bedrooms
- 2 Bathrooms
- Close to Town Centre
- Excellent Primary Schooling Nearby

9 Elm Row is a beautifully finished and deceptively spacious 4/5 bedroom family home extending to over 146 sq.m. (1,550 sq ft.), offering versatile accommodation across three levels and 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 the perfect space to relax and unwind. Flexible additional rooms allow the layout to adapt easily for home working, hobbies or growing families, making this a home that can truly evolve with its owners.

Perfectly positioned, the property enjoys a highly convenient location less than five 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.

## ACCOMMODATION

- ENTRANCE HALLWAY - SITTING ROOM - OFFICE / BEDROOM 5 - DINING KITCHEN - GYM / FAMILY ROOM - BATHROOM - FOUR BEDROOMS - SHOWER ROOM - CELLAR -



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### Internally

The property is entered via a welcoming hallway leading through to the beautifully presented sitting room at the front of the home. This inviting space centres around a wood-burning stove set within a contemporary feature wall, creating a warm and cosy focal point, while modern décor and quality flooring give the room a fresh, comfortable feel – ideal for relaxed evenings or entertaining guests.

To the rear, the home opens into a stunning open-plan kitchen and dining area which forms the true heart of the property. The kitchen is fitted with sleek, contemporary cabinetry, integrated appliances and generous worktop space, complemented by a breakfast bar providing additional seating and a sociable connection to the dining area. The dining space easily accommodates a large table and benefits from French doors opening out to the garden, creating excellent indoor-outdoor flow for family gatherings and entertaining.

Directly off the kitchen is a particularly charming feature of the home – a quaint, private courtyard garden providing a sheltered outdoor seating area ideal for morning coffee, summer dining or simply enjoying a quiet outdoor space with minimal maintenance required.

Also on the ground floor are two further highly flexible rooms currently used as a home office and gym, both of which could equally serve as additional bedrooms, playroom or snug accommodation depending on requirements. A modern family bathroom with corner bath serves this level, offering further convenience for family living or guest use.

The first floor hosts three well-proportioned bedrooms, each attractively decorated and offering comfortable accommodation. A contemporary shower room on this level provides additional practicality for busy households.

The second floor provides a fantastic additional bedroom space, cleverly designed within the roofline to create a spacious and characterful retreat, ideal as a principal bedroom, teenage suite or guest accommodation.

A further benefit rarely found in properties of this type is the substantial cellar, offering excellent additional storage space and practical utility use.





#### Kitchen

The kitchen has been beautifully designed to create a sleek, contemporary space that works perfectly for modern family living. Fitted with stylish handleless cabinetry, the clean lines and uncluttered finish give the room a smart, modern feel, while durable quartz worktops provide both practicality and a touch of luxury. There is a clever breakfast bar area, offering an ideal spot for informal dining, morning coffee or socialising while cooking. Integrated appliances include a double electric oven, induction hob with extractor hood, dishwasher and washing machine. There is a dedicated space for a large American style fridge freezer ideal for large families. The kitchen is open plan to the dining area, courtyard and enjoys direct access to the garden, providing a natural hub of the home.

#### Bathrooms

The ground floor bathroom is finished in a contemporary style and offers a relaxing, well-appointed space ideally suited for family use. A standout feature is the large corner spa bath, perfect for unwinding at the end of the day, complemented by a modern vanity unit with inset wash hand basin providing useful storage. The room is finished with stylish tiling and modern fittings, creating a clean and practical space that comfortably serves both everyday family needs and visiting guests.

The first floor shower room has been smartly designed to provide a sleek and practical space for busy households. It features a modern glazed shower enclosure with contemporary fittings, along with a WC and wash hand basin set within a vanity unit offering additional storage. Finished in fresh, neutral tones and enhanced by natural light from the window, this shower room provides a convenient and stylish facility serving the first floor bedrooms.

#### Externally

The rear garden has been thoughtfully designed to provide a fantastic outdoor space suited to both family life and entertaining, while remaining easy to maintain throughout the year. A generous patio area creates the perfect setting for outdoor dining, summer barbecues or simply relaxing with friends and family, while the main garden area is laid with low-maintenance artificial lawn, providing a safe and usable space for children and pets without the upkeep of traditional grass.

A particularly charming feature of the home is the private courtyard garden accessed directly from the kitchen via patio doors. This sheltered and secluded space offers a wonderful spot for morning coffee, evening drinks or quiet relaxation.

Plentiful on-street parking is available to the front of the property.

#### Fixtures & Fittings

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

#### Services

All mains services are present including electricity, gas, water & drainage.

#### 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. The newly built Galashiels Academy is just a short walk away and includes the new town swimming pool complete with gym facilities.

#### Council Tax Band

Council Tax Band D.

#### Home Report

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

#### Viewings

Strictly by Appointment Only via James Agent.

#### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested 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 any time.

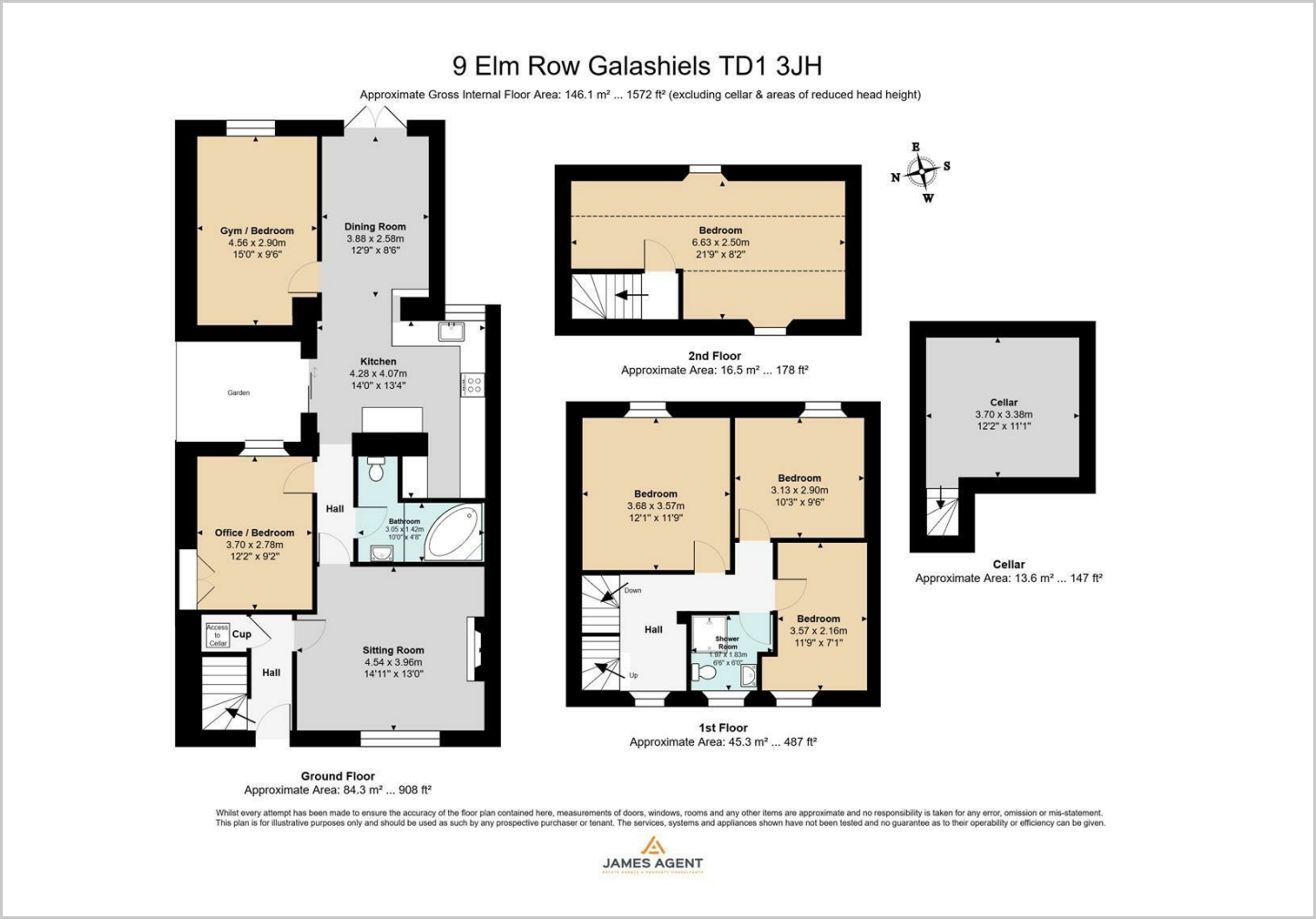








Floor Plans



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

