



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



15 Woodside Place, Galashiels, TD1 1RE

Guide price £105,000





# 15 Woodside Place Galashiels, TD1 1RE

- Spacious 3 Bed Maisonette
- Gas Central Heating
- Close To Town Centre
- Investment Opportunity
- Double Glazing
- Private Garden
- Ideal First Time Buy

We are delighted to bring to the market this bright 3 bedroom first and upper maisonette located within a very popular residential area close to Galashiels town centre. The property benefits from an area of private garden, gas-fired central heating and double glazing, providing a spacious and versatile home ideal for a first time buyer or rental investment.

The property is situated close to a variety of local amenities including Aldi supermarket, restaurants and retail shopping. Galashiels town centre is within easy walking distance, including the Galashiels Railway Station and Transport Interchange. A great range of schooling is available nearby including the well-regarded Burgh Primary School and Galashiels Academy.

- HALLWAY - LOUNGE - KITCHEN - BATHROOM - DINING ROOM - 3 BEDROOMS -



## Internally

The property is found in good order throughout and benefits from a very versatile layout to suit a growing family or first-time buyer looking for ample space for home working. The Lounge is of a good size and has a peaceful south facing aspect to the rear towards the garden. The well-appointed Kitchen is located to the front of the property with fine views over the town and to the hills beyond. The Dining Room/Bedroom 3 is also set to the front of the property and accessed via the lounge. This room provides a great versatile space which works equally well as a second living space or additional bedroom.

On the second floor, there is a hall landing (with large cupboard) giving access to a further two bedrooms and bathroom.

## Kitchen

The kitchen is fitted with a range of wall and base units with laminated worktops and a 1.5 bowl stainless steel sink with mixer tap. There are freestanding appliance spaces for a cooker, washing machine and tall fridge-freezer.





### Bathroom

The bathroom is fitted with a 3-piece suite including; WC, pedestal basin and panelled bath with mixer shower and laminated splashbacks.

### Externally

The property has the benefit of an area of private garden, laid to lawn with barbecue area.

There is a communal brick-built store located to the rear of the property.

### 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.

### Fixtures & Fittings

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

### Services

All mains services, gas central heating and double glazing.

### Council Tax

Band B.

### Viewings

Strictly By Appointment Only via James Agent.

### Home Report

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

### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.





