



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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21 Leebrae, Galashiels, TD1 1QR

Guide price £180,000



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21 Leebrae Galashiels, TD1 1QR

- Mid-Terraced
- Well-Presented
- Double Glazing
- Popular Residential Location
- Ideal First Time Buy
- 3 Bedrooms
- Gas Central Heating
- Easily Maintained Gardens
- Close to Town Centre

We are delighted to bring to market this well-presented 3 bedroom mid-terrace house located in a popular residential location close to Galashiels Town Centre. The property offers accommodation over two floors and is bright and spacious with easily maintained private gardens.

The property is situated close to a variety of local amenities including local shops, cafes and restaurants with Galashiels town centre within easy walking distance, including the Galashiels Railway Station and Transport Interchange. A great range of schooling is available nearby as well as the Galashiels Academy.

ACCOMMODATION

- ENTRANCE HALL WITH CLOAKROOM - SITTING ROOM - KITCHEN - HALL LANDING - 3 BEDROOMS - BATHROOM -



Internally

A welcoming entrance hallway provides access to the ground floor accommodation, including a useful downstairs WC and understairs storage cupboard. The kitchen is fitted with a good range of wall and base units with laminated-effect worktops, stainless steel sink, integrated electric hob, oven and extractor hood, together with space for additional appliances.

To the rear of the property is the spacious sitting room, offering ample room for lounge and dining furniture and enjoying views over the rear garden.

The first floor hosts three bedrooms, with the principal bedroom benefiting from built-in wardrobes, along with a family bathroom fitted with a three-piece suite and overhead shower.

Externally, the rear garden is fully enclosed and designed for low maintenance with gravelled areas and space for outdoor seating. To the front, there is a small paved seating area ideal for a table and chairs.

Kitchen

The kitchen is fitted with an excellent range of contemporary wall and base units, providing ample storage and workspace, all complemented by laminated-effect worktops and tiled splashbacks. A 1.5 bowl stainless steel sink with mixer tap is inset beneath a window, creating a practical and functional preparation area. Integrated appliances include an electric hob with overhead extractor hood and electric oven, offering a clean and streamlined finish. There is also dedicated undercounter space and plumbing for a washing machine. There is also space for a tall freestanding fridge freezer.

Bathroom

The family bathroom is located on the first floor and is fitted with a modern three-piece suite comprising a WC, pedestal wash hand basin, and panelled bath with overhead shower attachment. Complemented by tiled splashbacks, the bathroom offers a clean and practical finish, ideal for everyday family use.

There is also a handy WC on the ground floor.





Externally

The rear garden is fully enclosed by timber fencing, offering a good degree of privacy and security, and is predominantly laid with gravel to provide an attractive, low-maintenance outdoor space ideal for relaxing or entertaining. There is ample room for potted plants and outdoor seating, creating a versatile area that can be enjoyed throughout the warmer months.

To the front of the property, there is a paved seating area which provides space for a small outdoor table and chairs or deck seating, making it a pleasant spot to sit and enjoy the surroundings.

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

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

Services

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

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.

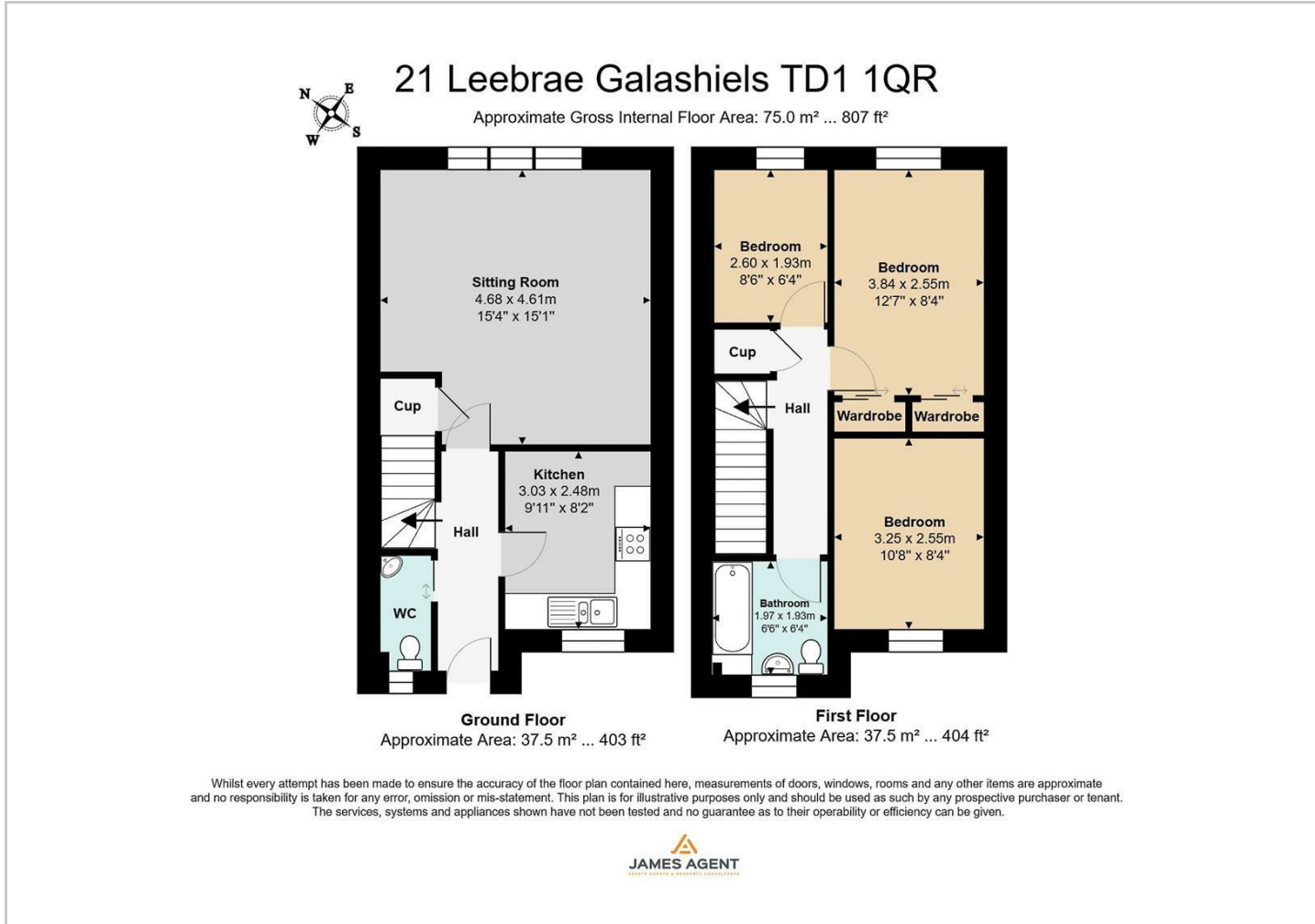
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Offers

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



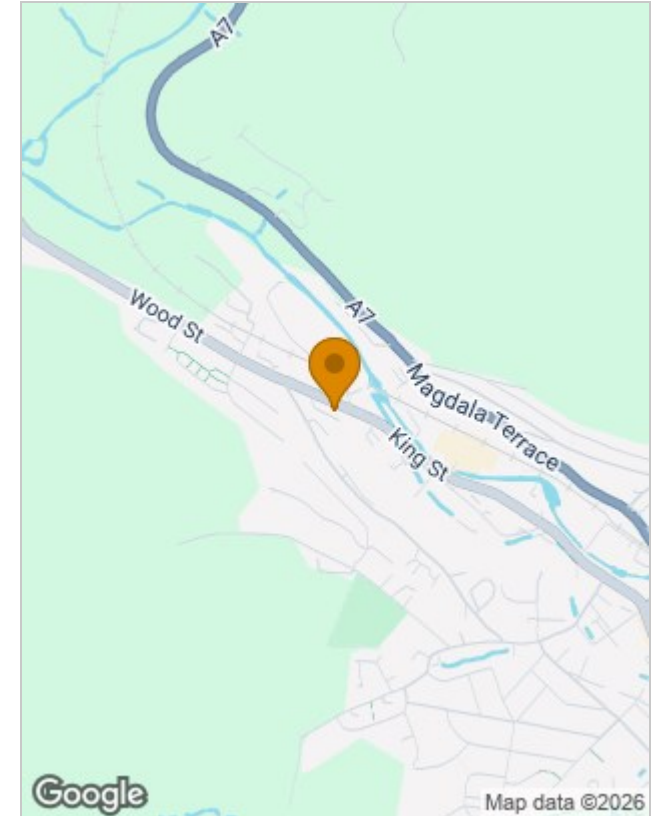
Viewing

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

