JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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255 Wood Street, Galashiels, TD1 1RB

Guide price £189,500

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255 Wood Street

Galashiels, TD1 1RB

- 3 Bedrooms
- Fantastic Views to Rear
- Double Glazing
- Outskirts of Town
- Modern Fixtures & Fittings
- Private Driveway & Gardens
- Gas Central Heating
- Shops and Railway Station Nearby

We are delighted to bring to the market this very well-presented 3 bedroom semi-detached family home with private driveway and gardens located on the outskirts of Galashiels and within easy reach of all amenities and transport links within the town centre. The property boasts many desirable features including good-quality fixtures & fittings, stylish decoration, private driveway and beautiful terraced gardens enjoying fantastic views over the surrounding countryside.

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

- ENTRANCE VESTIBULE - HALLWAY - LOUNGE - DINING KITCHEN - BATHROOM - HALL LANDING - 3 DOUBLE BEDROOMS -

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Internally
The property is accessed via a uPVC front door into the entrance vestibule. To the ground floor, there is a well-proportioned lounge with mantelpiece and large picture window, spacious dining kitchen and the family bathroom. On the first floor there is a spacious hall landing with storage cupboard and 3 double bedrooms all with built-in storage.

Kitchen
The Kitchen has been fitted with an excellent range of white high-gloss wall and base units overlaid with granite-effect worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. Integrated appliances include an electric range style oven with 5 burner gas hob and extractor hood, washing machine and dishwasher. There is a dedicated space for a tall American style fridge / freezer. Metro-style tiles and vinyl flooring complete the look.

Bathroom
The Bathroom has been fitted with a 3-piece suite including WC, vanity basin with storage and a bath with mixer shower and clean white tiled splashbacks.

Externally
The property benefits from well-maintained gardens to the front and rear of the property. To the front there is a decorative shrub bed below the lounge window and a large tarmac driveway to the side suitably sized for up to two cars in tandem. To the rear the garden has been terraced over two levels. To the lower section there is a patio area which incorporates a timber framed garden room with power and lighting, The mid-section forms a large decorative shrub bed leading to the top section which has been decked and finished with artificial grass to provide a wonderful family space. The decking benefits from fantastic view over the surrounding countryside.

Location
The property is located on the outskirts of Galashiels where local amenities are readily available just a short distance away close to the town centre including ALDI, TK Maxx and B&Q. More amenities are readily available including Tesco and ASDA supermarkets, independent shops, cafes and restaurants as well as the 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

Council Tax
Council Tax Band C.

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

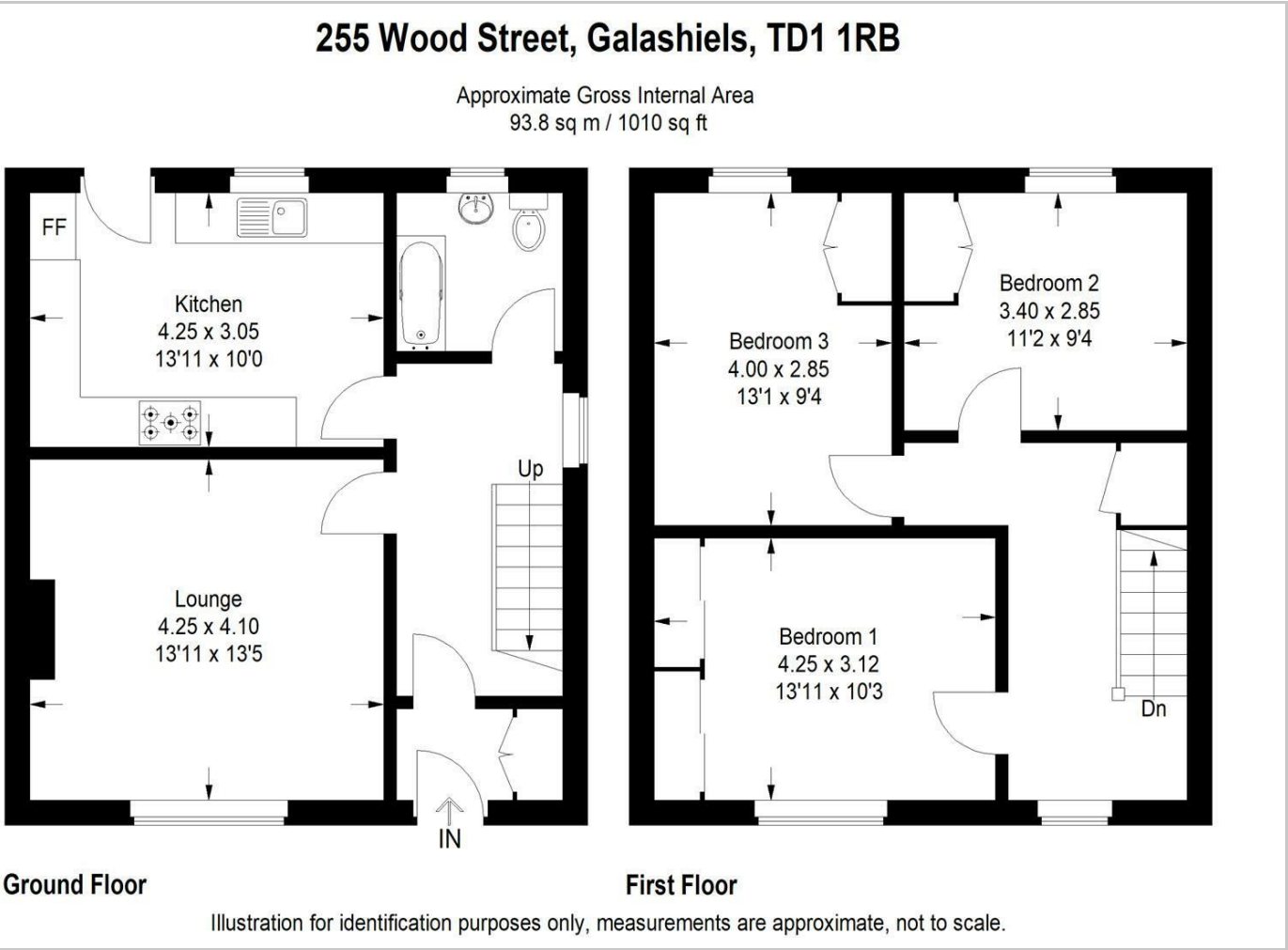
Services
All mains services, gas central heating and double glazing.

Viewings
Strictly By Appointment Only via the Selling Agent.

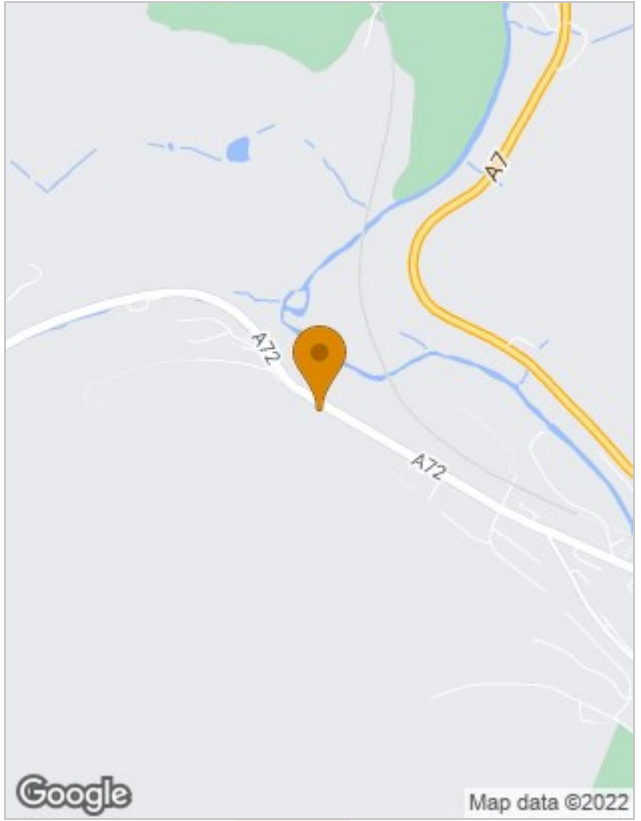
Home Report
A copy of the Home Report can be downloaded from our website.

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.

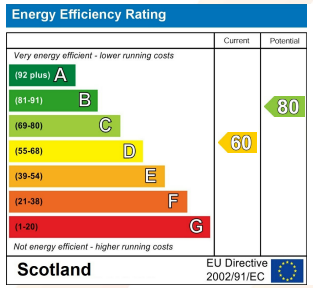
Floor Plans

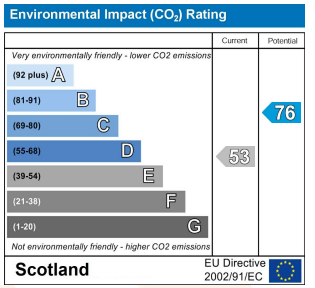


Location Map



Energy Performance Graph





Viewing

Please contact our 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.