



4 Marigold Drive, Galashiels, TD1 2LW

Guide price £150,000





4 Marigold Drive

Galashiels, TD1 2LW

- Immaculately Presented Family Home
- 3 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Fantastic Views
- Good Quality Fixtures & Fittings
- 2 Bathrooms
- Solar Panels & Insulated
- Private South Facing Garden
- Popular Residential Location

We are delighted to bring to the market this immaculately presented 3 bedroom mid-terraced family home which has been lovingly upgraded by the current owners to provide a fantastic and spacious family home. The property is located in a very popular residential area close to all local amenities and transport links within Galashiels town centre. Parking is available to the rear of the property, and there may be scope to add off-street parking as the property owns the grounds directly beyond the garden fence on to Marigold Drive. There is also a bus stop located directly behind the property with regular services to-and-from Galashiels town centre.

ACCOMMODATION

- ENTRANCE HALL - LOUNGE / DINING ROOM - KITCHEN - BATHROOM - UTILITY CUPBOARD - HALL LANDING - 3 DOUBLE BEDROOMS (PRINCIPAL EN-SUITE) -



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Internally

The property provides well-proportioned accommodation over three levels benefitting from good quality fixtures and fittings seamlessly blended with stylish decor throughout.

The property is entered via a UPVC door into the mid-level landing which incorporates the bathroom and utility cupboard. The staircase splits providing access to the ground and first floor accommodation. To the ground floor, there is a fabulous open-plan lounge / dining room with dual aspect windows and a set of UPVC doors providing direct access to the back garden. There is also a useful storage cupboard in the lounge which has been shelved and benefits from mains power and lighting. Adjacent to the lounge is the spectacular kitchen which also incorporates a UPVC door to the back garden. To the first floor, there is a hall landing providing access to the three double bedrooms (principal En-suite). All three double bedrooms benefit from a bright south facing aspect overlooking the back garden and over to the countryside beyond. The property benefits from modern gas central heating, double glazing, solar panels and external wall insulation.

Kitchen

The property boasts a spectacular gloss-grey kitchen which is fitted with a good range of high quality wall and base units overlaid with a quartz worktops incorporating a ceramic sink unit with mixer tap. There is a large pantry unit with pull-out storage. Integrated appliances include an electric oven, 4-ring induction hob with modern extractor hood, dishwasher and a full height fridge and full height freezer. The washing machine is neatly tucked away in the utility cupboard located on the mid-level landing.

Bathroom Facilities

The bathroom is fitted with a modern 3-piece suite including WC, pedestal basin and bath with mixer shower and glass shower screen. Crisp white tiling and splashbacks are coupled with wood effect flooring to complete the look.

The En-suite is fitted with a modern 3-piece suite including WC, pedestal basin and shower enclosure with electric shower and tiled splashbacks. Stone effect tiling completes the look.



Externally

There are private garden grounds to the front and rear of the property. Gardens are generally bound by timber fencing and brick walling. The front courtyard garden is largely laid to paving, whilst the rear garden has a wonderful south facing aspect and enjoys a very private aspect. The rear garden has been landscaped to provide a wonderful relaxation space, the upper section forms a large patio. The lower portion has been predominantly laid to grass and is surrounded by well-stocked shrub beds. There is also a useful gate at the bottom of the garden with steps leading to the additional portion of ground to the rear and on-street parking beyond.

Outbuildings

There is a delightful summer house to the bottom of the garden which is of timber frame construction.

Location

The property is located within a very popular residential area on the outskirts of Galashiels. Galashiels has a wide range of local amenities including supermarkets, retail shops, bars and restaurants. There is a regular bus service which runs daily with a bus stop located directly behind the property.

Galashiels is one of the largest 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

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

Council Tax Band B.

Home Report

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

Viewings

Strictly By Appointment via James Agent.

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



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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

