



18 John Collins Crescent, Galashiels, TD1 2FA

Offers over £225,000

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18 John Collins Crescent Galashiels, TD1 2FA

- Modern Detached House
- Beautifully Landscaped Gardens
- Driveway & Garage
- Solar Panels
- 3 Bedrooms (One En-suite)
- Ideal Family Home
- Popular Residential Location

A fantastic opportunity has arisen to acquire a meticulously maintained and beautifully presented 3-bedroom detached house with integral single garage and landscaped gardens. Situated on the outskirts of the ever-popular Melrose Gait development, this property offers rear views overlooking the garden and ample living space for a growing family. Notable features include; dining kitchen, principal bedroom with generous en-suite, two further bedrooms and a driveway for two vehicles. The property further benefits from solar panels and modern gas central heating, providing a comfortable and eco-friendly lifestyle.

- HALLWAY - WC - LOUNGE - DINING KITCHEN - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE - TWO FURTHER BEDROOMS - BATHROOM -



Internally

Upon entering the property, you are greeted by a welcoming entrance hall providing access to all ground floor rooms which have engineered hardwood flooring. The tasteful decor and quality flooring set the tone for the rest of the house and all the internal glazed doors have been upgraded, as well as chrome sockets and switches, and wooden shutters throughout. The lounge, as well as having ceiling spotlights, is flooded with natural light which makes this room perfect for family gatherings or simply enjoying a quiet evening in. There is a dining kitchen which features French doors that lead to the rear garden. On the first floor, there is the principal bedroom with en-suite facilities, two further bedrooms and the family bathroom. The rooms to the rear of the property benefit from wonderful views to the Eildon Hills.

Externally

To the front of the property, there is a driveway with parking for up to two vehicles.

The secure south-facing garden has been extensively landscaped to create a picturesque outdoor space. It features a lawn, an Indian sandstone patio perfect for al fresco dining, a Victoria plum tree and a timber shed and greenhouse - an idyllic spot for relaxation and entertainment.

There is a garden tap and double electrical socket.

Kitchen

The modern and well-equipped dining kitchen is a real hub of the home fitted with a good range of wall and base cabinetry with quartz worktops with an undermount stainless-steel sink unit. Integrated appliances include and electric double oven with air-fryer mode, gas hob, dishwasher, washer/dryer and tall fridge/ freezer.



Bathroom Facilities

The family bathroom is both stylish and functional, featuring a modern 3 piece suite including WC, basin and bath.

The generous en-suite with ceiling spotlights, is fitted with a WC, basin and shower enclosure with mixer shower and tiled splashbacks.

The ground floor cloakroom is fitted with a basin and WC.

All the toilets have luxury soft close seats.

Outbuildings

There is an integral single garage accessed via a metal up-and-over door. The garage benefits from mains power and lighting.

There is a garden tap and double electrical socket.

There is a timber shed and a greenhouse which are also to be included within the sale.

Location

The property is located within a very popular residential area on the outskirts of Galashiels, and close to the town of Melrose. 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 near the entrance to the development.

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, shutters and fitted black-out blinds, integrated appliances and the majority of light fittings are to be included within the sale.

Services

All mains services, gas central heating and double glazing.

Council Tax

Council Tax Band D.

Viewings

Strictly By Appointment via James Agent.

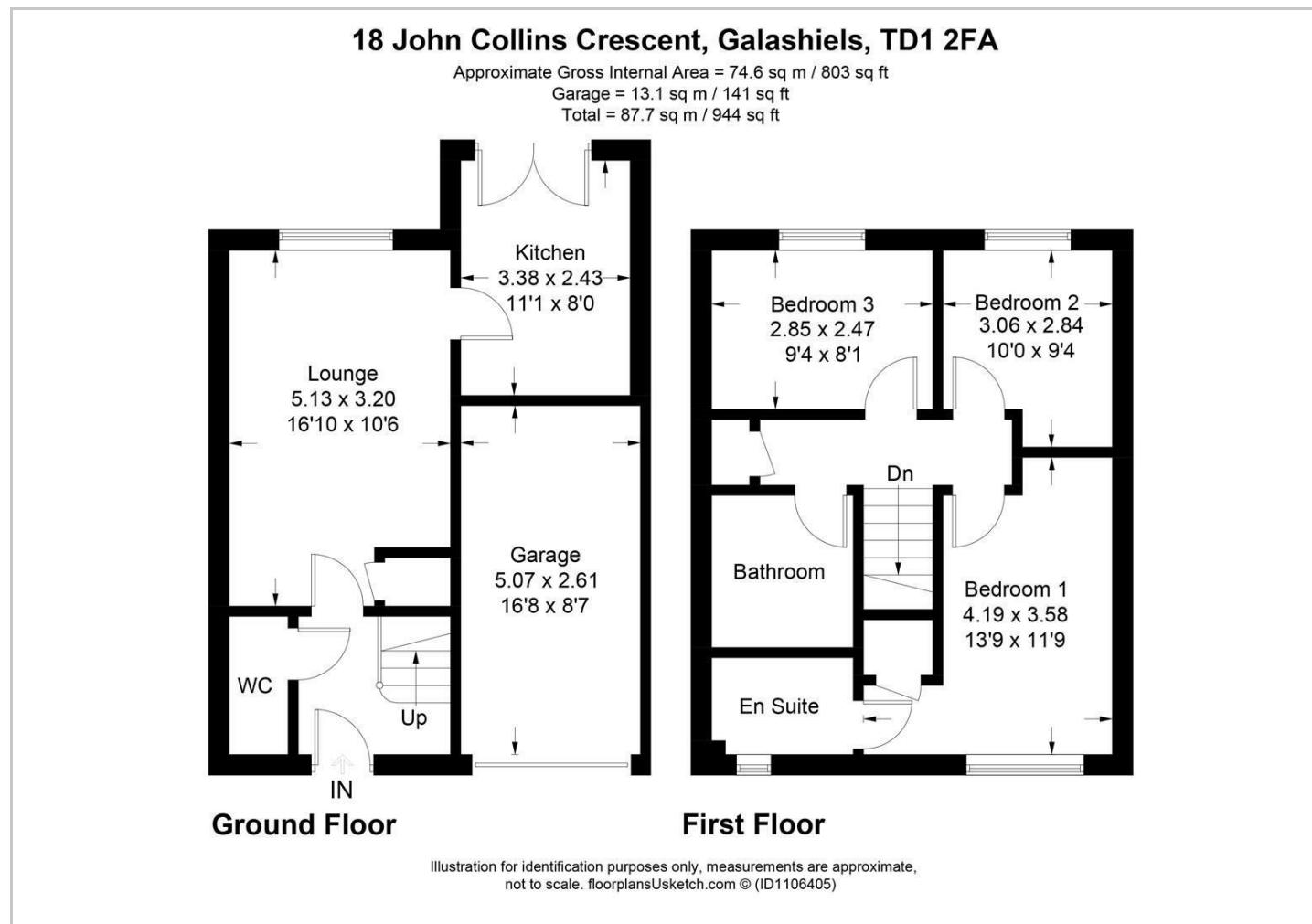
Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.



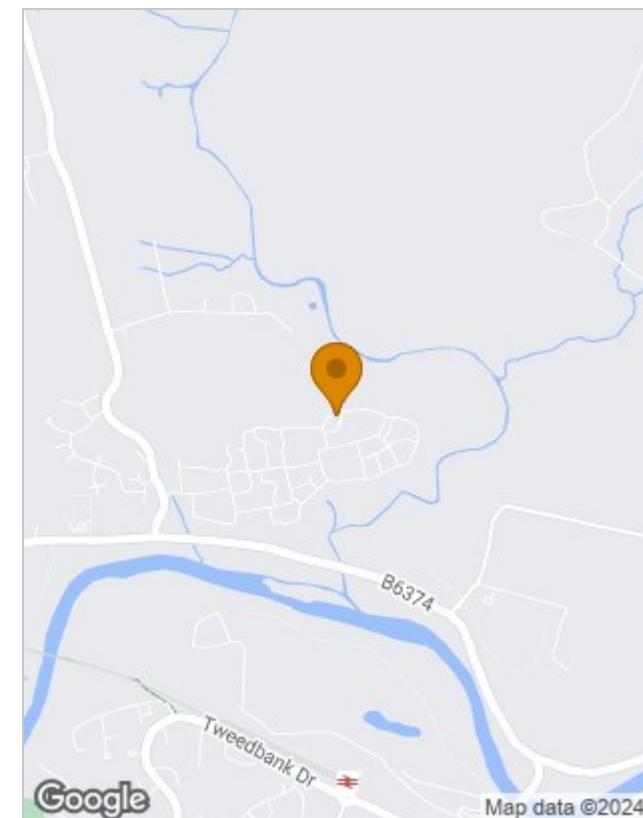
Floor Plans

Location Map

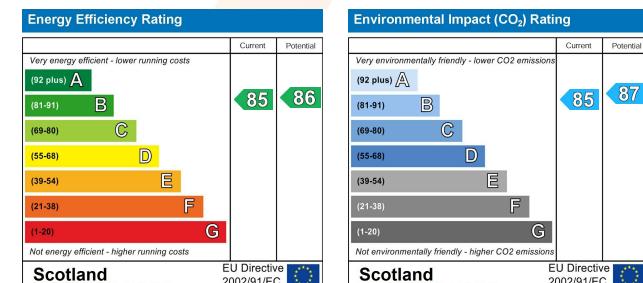


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.



Energy Performance Graph



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.