



52 Forest Hill, Galashiels, TD1 1LB

Guide price £185,000





52 Forest Hill Galashiels, TD1 1LB

- End of Terrace House
- Private Enclosed Gardens
- Gas Central Heating
- Ideal First Time Buy
- Excellent Local Schooling
- 3 Bedrooms
- Popular Residential Location
- Close To Amenities
- Train Station Nearby

52 Forest Hill is a bright and spacious three-bedroom end of terrace home, ideally situated in one of Galashiels' most sought-after residential areas. Located on the outskirts of the town, the property is within easy reach of both Balmoral and Burgh Primary Schools, making it an excellent choice for families.

The accommodation benefits from gas central heating, double glazing, a useful cellar, and private gardens to both the front and rear, offering plenty of outdoor space for relaxation and entertaining. Ample on-street parking is available directly in front of the property, providing convenient parking for residents and visitors alike.

Combining generous living space with a desirable location, 52 Forest Hill presents an excellent opportunity for a range of buyers.

ACCOMMODATION

- ENTRANCE PORCH - HALLWAY - LOUNGE - KITCHEN - BATHROOM - THREE BEDROOMS -



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Internally

The property is entered through an entrance porch in to a welcoming hallway with access to the lounge, kitchen and family bathroom. On the first floor there are three spacious bedrooms.

Kitchen

The kitchen is fitted with a good range of wall and base cabinetry overlaid with laminated worktops and matching splashbacks. Incorporated is a stainless steel sink with mixer tap. Integrated appliances include an electric oven and gas hob with extractor hood. There is space for a freestanding washing machine and fridge freezer as well as a small dining table and chairs.

Bathroom

The bathroom is fitted with a modern 3-piece suite including WC, pedestal sink and bath with mixer shower and tiled splashbacks.

Externally

The generous private rear garden is fully enclosed and arranged over several easy-to-maintain levels. Steps from the back door lead down to a spacious timber deck, providing an ideal setting for outdoor dining, entertaining, or relaxing. This opens onto a second, large decking area before continuing to a stone-chipped section and a lawn with a monoblock pathway. At the foot of the garden, a concrete area offers a practical space for garden sheds or additional storage.



Location

The property is located within a very popular residential area. A fully comprehensive range of amenities and facilities are readily available a short walk away within 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

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 via James Agent.

Home Report

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

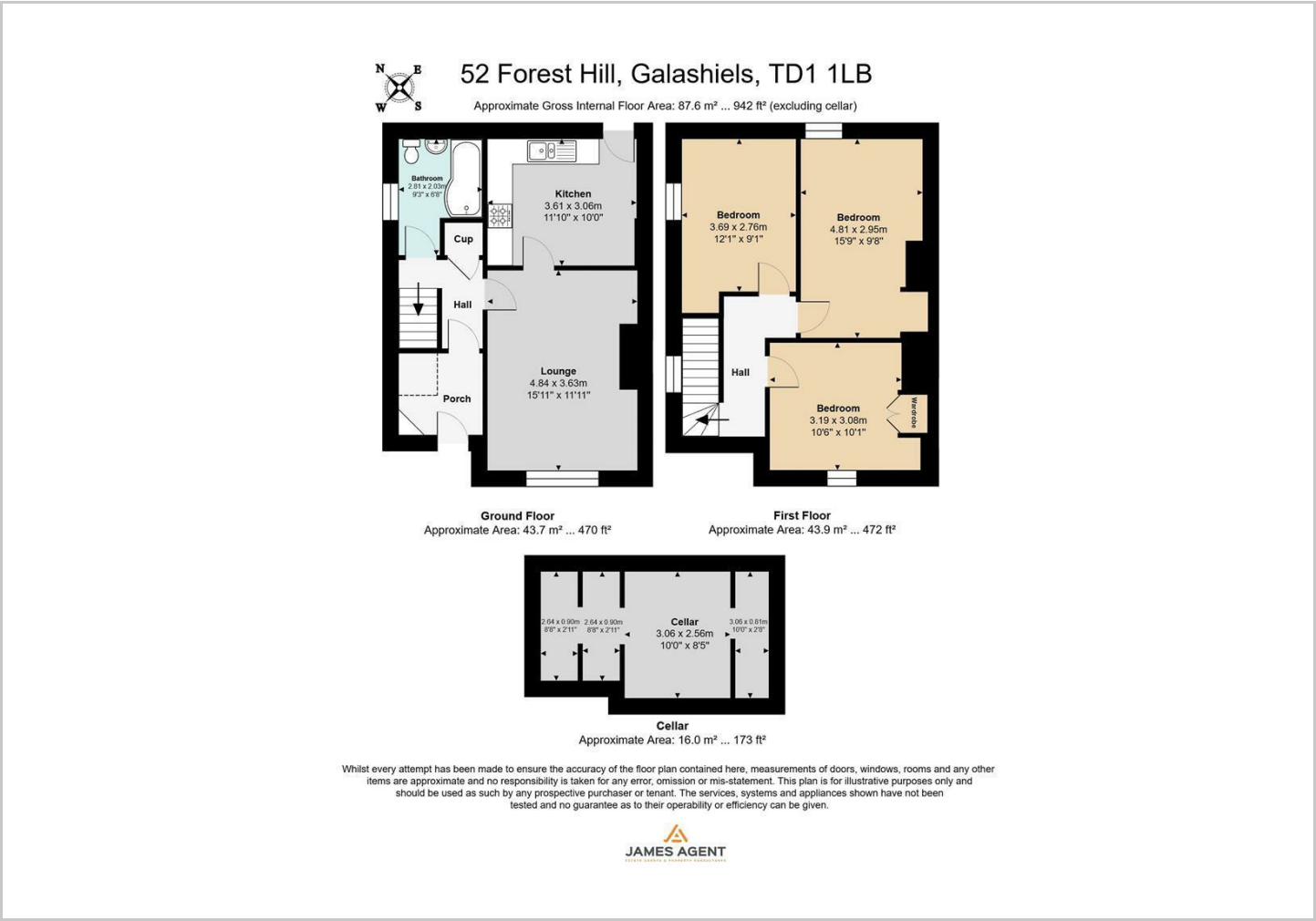
Offers

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



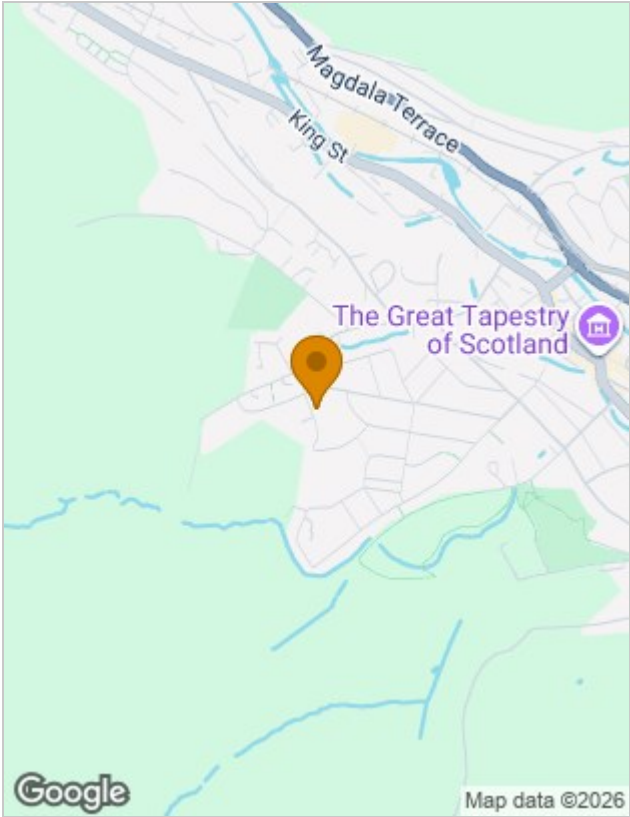
Viewing

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

