



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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6 Woodlea, Galashiels, TD1 1QW

Guide price £170,000



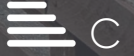
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# 6 Woodlea

Galashiels, TD1 1QW

- Immaculately Presented Semi-Detached Villa
- Recently Installed Windows & Doors
- Private Driveway
- Close to Town Centre
- High Spec Fixtures & Fittings
- Modern Gas Central Heating
- Easily Maintained Gardens
- Close to Railway Station

UNDER OFFER

We are delighted to bring to the market this immaculately presented 3 bedroom semi-detached villa in the a very popular residential location close to Galashiels town centre. The property has been lovingly upgraded in recent times by the current owners to provide a spacious and well-appointed home with landscaped gardens and private driveway.

The property is situated close to a variety of local amenities including local shops, cafes and restaurants with Galashiels town centre is within easy walking distance, including the Galashiels 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.

ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - WC - LOUNGE / DINING ROOM - KITCHEN - HALLWAY LANDING - 3 BEDROOMS (2 DOUBLES) - BATHROOM -



Guide price £170,000



## Internally

The property has been lovingly enhanced over the years by the current owners to provide a home which is both stylish and homely. The property benefits from well-appointed fixtures and fittings, modern gas central heating and replacement double glazed windows and doors, some of which have been fitted with automatic roller blinds. To the ground floor, there is an entrance vestibule opening out into the hallway with WC off. There is a large dual aspect lounge/dining room with double glazed door, leading out to the rear garden, and a modern breakfasting kitchen.

On the second floor, there is a hall landing, three well-proportioned bedrooms (all with built-in storage) and a stylish family bathroom.

## Kitchen

There is a beautiful gloss white handleless breakfasting kitchen finished with stone-effect worktops incorporating a composite 1.5 bowl sink fitted with mixer tap. The kitchen has been designed to provide maximum use of space with plentiful worktop space for cooking and small appliances. Integrated appliances include; electric oven, four-ring induction hob with extractor hood, dishwasher, washing machine and under-counter fridge and freezer. There is space for a small breakfasting table. Matching upstands with gloss splashbacks and Karndean flooring complete the look perfectly.

## Bathroom

The spacious bathroom has a very opulent feel, fitted with a traditional 3-piece suite including WC, freestanding circular basin and roll-top bath with shower mixer tap. There is also a storage cupboard housing the modern gas fired boiler. White wet-wall splashbacks and laminate flooring complete the look.





### Externally

There are private gardens to the front, side and rear of the property largely bounded by timber fencing and walling. The front garden is laid to artificial lawn and timber decking with a large mono-block driveway providing adequate off-street parking. The side/rear garden is a real suntrap with large patio area and planted flower beds.

### 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 and 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.

### Council Tax Band

Council Tax Band C.

### Viewings

Strictly By Appointment Only via the Selling Agent.

### Home Report

A copy of the Home Report can be downloaded from our website [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

### 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.









