

# Edingtons WS



**Primrose Villa, Woodlea  
Galashiels  
Fixed Price of £155,000**

## £5,000 less than home report valuation

This attractive semi detached ideal family home is situated within the the highly sought after small private development of Woodlea approx 1 mile west from the centre of Galashiels and just off the main A72 Peebles Road.

The property is in good decorative order throughout and comes complete with GCH,DG, car port and driveway with ample parking for several cars. The rear garden is completely enclosed giving a high level of privacy and has been thoughtfully landscaped for ease of maintenance and has an attractive raised paved patio area, ideal for summer entertaining.

There is also a local convenience shop, park and bus stop nearby.

The central Borders town of Galashiels is fast becoming one of the most sought after towns within the already popular Borders region and offers an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football, golf and bowling. It is not only an ideal base from where to easily travel to surrounding Border towns and villages but also Edinburgh is readily accessible with the good road links making it a popular choice for the commuter; particularly those who wish to raise their family in a more tranquil environment.

**Edinburgh 35 miles, Peebles 18 miles, Melrose 4 miles, Selkirk 7 miles, Hawick 18 miles.**

**From Galashiels town centre head out of town on the A72 Peebles Road for approx 1 mile. Turn right into Woodlea opposite the Wood Street convenience store and Primrose Villa is the first property on the left hand side.**

### Accommodation

#### Entrance Vestibule 1.2m x 1.1m

The property is entered via a timber door with 2 glazed panel insets into the vestibule. It is decorated in neutral tones and finished with blue carpeting, a theme which carries on throughout the ground floor accommodation. Radiator. Solid door to WC/Cloakroom and 15 paned glass door to hall.

#### WC/Cloakroom 1.7m x 0.85m

Fitted with a coloured 2 piece suite of WC and wash hand basin, this useful addition to any family home is decorated in green tones with a mirrored tiled feature and finished with practical vinyl flooring. It has a frosted modesty window and a radiator.

#### Hall 1.28m x 1.16m

This entrance area has a turning timber carpeted staircase with timber banister leading to first floor level. Radiator. Door on the left leads through to the living accommodation and kitchen.

#### Open plan Lounge 4.34m x 4.11m/Dining Room 2.90m x 2.21m

This bright and well proportioned living area has a double aspect with windows overlooking both the front and rear gardens. Both areas have radiators and there is a feature fireplace in the lounge along with an under stair cupboard housing the electric meters and coat hooks. TV point. Satellite access. Telephone point.



### **Kitchen 2.74m x 2.70m**

The kitchen is fitted with a good range of floor and wall units which incorporate an electric oven, extractor hood, gas hob and free standing fridge/freezer. There is space for a washing machine below the stainless steel sink and drainer. The room has been freshly decorated in clean lemon tones and finished with coordinating vinyl flooring. Natural light is provided by the rear set window and there is a half glazed door providing access to the rear garden.



### **Bathroom 2m x 1.87m**

A well appointed family bathroom which is fitted with a coloured 3 piece suite comprising WC, wash hand basin and bath with over head electric shower. It is tiled to splash back areas and finished with vinyl flooring. It has a frosted modesty window for light and ventilation, a radiator, extractor fan and shaver point.



### **Stairs to upper landing 2.77m x 2m(wp)**

Attic hatch fitted with Ramsey ladder. Large storage cupboard housing the gas central heating boiler.

### **Bedroom 1 3.05m x 2.89m**

Enjoying a peaceful setting located to the rear this is a comfortable double bedroom which is tastefully decorated in neutral tones and finished with coordinated carpeting. It has a window, radiator and a fitted wardrobe with mirrored sliding doors. TV point. Telephone point.

### **Bedroom 2 2.70m x 2.32**

This second double bedroom is set to the front of the property and is again decorated in neutral tones. It has a window, radiator and a fitted wardrobe with mirrored sliding doors.

### **Bedroom 3 2.69m x 2.51m**

This is a good sized single bedroom at present used as a study. It has a built in cupboard fitted with a hanging rail and shelf and a radiator.

### Outside

The property benefits from a fully enclosed garden to the rear giving privacy and a secure environment for both children and/or pets. The rear garden has been recently landscaped for ease of maintenance and has a very attractive raised paved patio area for summer living. Garden store. Gate through to car port.

The front garden has again been thoughtfully landscaped for ease of maintenance and there is a car port and driveway to the side.

**Services:** Mains drainage, water, electricity and gas. Telephone. Satellite. **Council tax band:** D **Viewing:** strictly by appointment through the selling agent **Entry:** negotiable

**Fixtures and fittings:** All fitted carpets and floor coverings. All blinds and curtains. All light and bathroom fittings. All integrated appliances in kitchen and the free standing fridge/freezer. Garden store. Small set of patio furniture.

**Price:** Fixed price of £155,000 is invited.

**HOME REPORT AVAILABLE ON REQUEST.**



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Edingtons W.S.,  
Solicitors & Estate Agents  
88 High Street, Galashiels TD1 1SQ

**Tel:** 01896 756161  
**Fax:** 01896 751919  
**Email:** [margery@edingtonlaw.co.uk](mailto:margery@edingtonlaw.co.uk)  
**Website:** [www.edingtonlaw.co.uk](http://www.edingtonlaw.co.uk)