

29 LEE BRAE

Galashiels, TD1 1QR

A Fantastic Opportunity To Buy This Well Presented Three Bedroom Terraced House
For Sale • Offers Over £175,000

Edwin
Thompson





BRIEF RESUME

- Three Bedroom Terraced House
- Well Presented Accommodation
- Landscaped Garden & Decking
- Allocated Parking Space

DESCRIPTION

29 Lee Brae is a spacious 3-bedroom, terraced house. The property has spacious living accommodation and provides a good deal of flexibility, perfect for a family or somebody looking move away from the city for a more semi-rural life. The property has many benefitting factors including but not limited to; the landscaped garden with decking, the vast amount of storage throughout the property, the overall quality of décor and the standard the property has been maintained. The property is of cavity construction with its exterior showcasing a sleek rendered finish, under a pitched roof clad in interlocking concrete tiles.

The front and rear gardens are, well-tended and currently form an ideal space for entertaining on the decking, extending your internal space outdoors. The rear garden can be accessed directly using the right of access way through the neighbouring garden to the left. The garden benefits from the sun most of the day.



Internally, the accommodation benefits from good proportions and a neutral standard of decor. The property has 3 bedrooms, 2 of which are doubles, an open plan living and dining space leading to the kitchen, family bathroom and downstairs w/c.

ACCOMMODATION

The accommodation currently comprises:

Entrance hall, living/dining room, kitchen, 2 double bedrooms, single bedroom, family bathroom and W/C.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
29 Lee Brae	78	840

E & oe please note that these measurements have been taken from the EPC register.

SERVICES

Mains water, electricity and drainage are understood to be connected. A gas central heating system is in place.





LOCATION

The property is situated a short walk from Galashiels town centre in a lovely, quiet residential street. The surrounding streets are popular with families and houses sell well. A property of this size and style would make a great family home with the primary school and Galashiels Academy a short distance away. Its elevated location above the valley amplifies the stunning views and rolling hills across from the property.

Situated in the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area. Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The east coast main line runs from Berwick Upon Tweed, and The Borders Railway which opened in September 2015 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

On a broader note, the Scottish Borders region

offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its' spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer.

The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, we encourage purchasers from outwith the area that a move to the Scottish Borders really could be the best move of their lives.

VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

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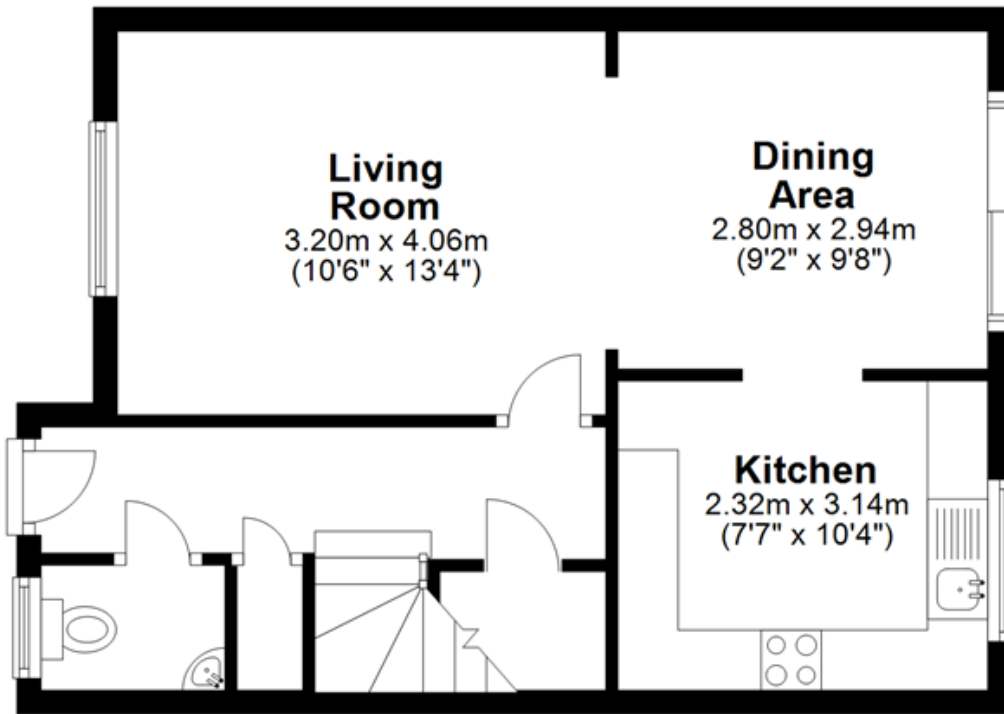
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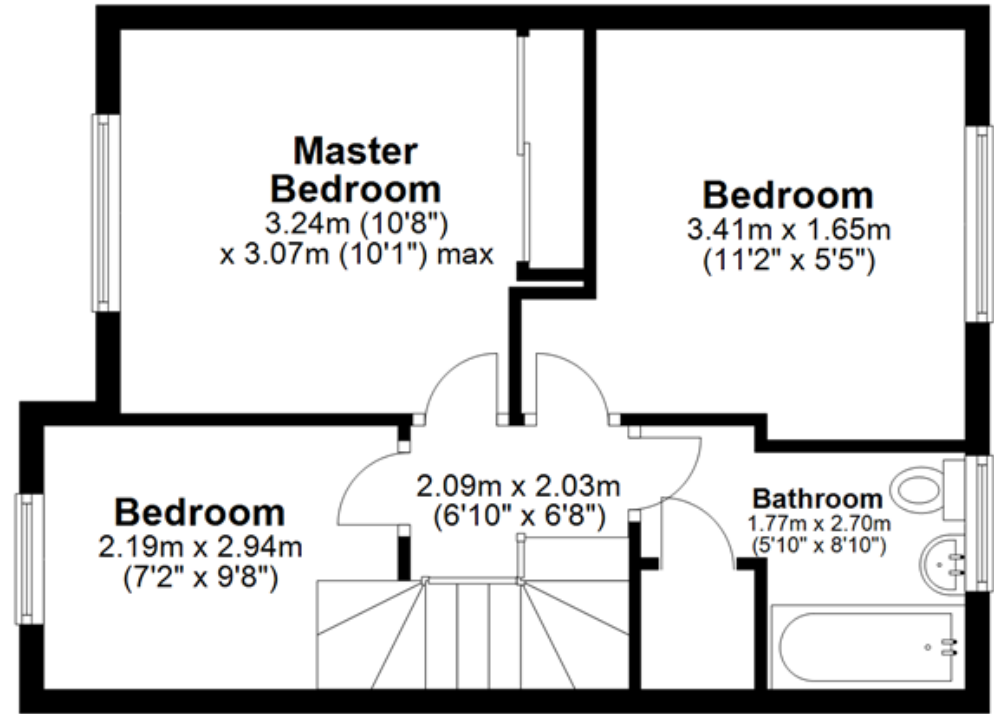
Ground Floor

Approx. 39.8 sq. metres (428.6 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



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