

11 Tea Street

Galashiels, TD1 3JP

A Fantastic Opportunity to Purchase This Two Bed End of Terrace House
For Sale • Offers Over £160,000

Edwin
Thompson





BRIEF RESUME

- Two Bedroom End Terrace House
- Large Back Garden
- Spacious Living Accommodation
- Close to Town Centre and Schools

DESCRIPTION

11 Tea Street in Galashiels, is a delightful 2-bedroom end-of-terrace house, inviting you into a world of comfort and character. With its private alley access leading to a generously sized tiered back garden, this residence seamlessly blends the appeal of modern living with the quaint charm of the property.

As you step through the front door, you are greeted by a warm and welcoming ambiance. The heart of the home, a spacious family kitchen, beckons with its great size and inviting atmosphere. This culinary haven not only offers ample space for cooking and entertaining but also features a designated area for a dining table, making it an ideal space for family gatherings and intimate meals.

Adjacent to the kitchen, a convenient utility room adds to the practicality of daily life, providing a discreet space for laundry and additional storage. The well-appointed family shower room, adorned with contemporary fixtures, ensures both style and functionality.

Ascend the staircase, and you'll discover two double bedrooms, each possessing its own unique charm. Both rooms boast characterful feature fireplaces, adding a touch of classic elegance to the living



spaces. Furthermore, the thoughtful inclusion of built-in wardrobes in each bedroom provides ample storage, promoting an organized and clutter-free living environment and one of the bedrooms benefitting from an en-suite w/c which is designed to utilise every inch of space to its full potential and adds an extra layer of luxury and convenience to this cozy abode.

The living room, situated to the left of the house, is bathed in natural light streaming through both front and back windows, creating a bright and airy atmosphere. The focal point of the room is a working log/coal fire, offering not only visual appeal but also providing a warm and inviting ambiance during the colder months.

The exterior of the property is equally enchanting, with a private alley providing exclusive access to the large tiered back garden. This outdoor haven offers a tranquil retreat, perfect for enjoying al fresco dining, gardening, or simply unwinding amidst nature.

11 Tea Street offers the complete package with generously proportioned rooms, ample storage, large secluded rear garden and plenty of on street parking. It is presented in a contemporary and good order. The property will appeal to investors, small families, first time buyers and those looking to get away from the city.

LOCATION

The property is situated a short walk from Galashiels town centre in a lovely, quiet residential area. 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 both the primary school and Galashiels Academy a short distance away, it would also make a fantastic first home for a professional couple looking to get on the property ladder.

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 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.





ACCOMMODATION

The accommodation currently comprises:

Entrance hall, living room, breakfasting kitchen, utility room, bathroom, two double bedrooms one with w/c, ample storage and office nook at the top of the stairs .

External: Large rear garden accessed either by the back door in the kitchen or from the road down the alley to the left of the property. Potting shed and storage shed as well as patio space and ample room for entertaining.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
11 Tea Street	89	958

E & o e 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.

ENERGY PERFORMANCE CERTIFICATE

E54

FIXTURES AND FITTINGS

The property is being sold unfurnished.



VIEWING

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

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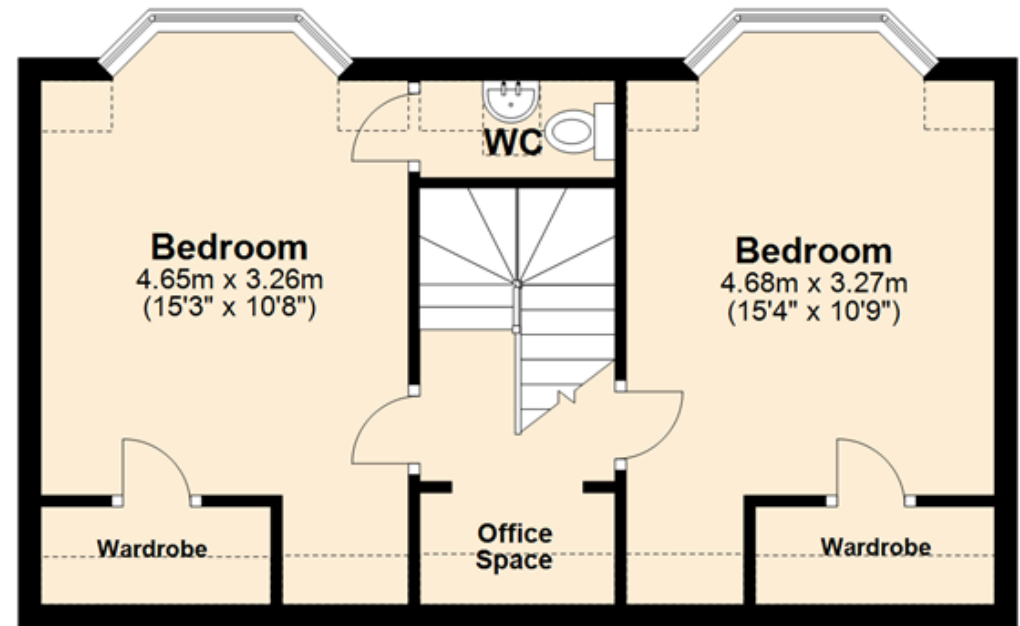
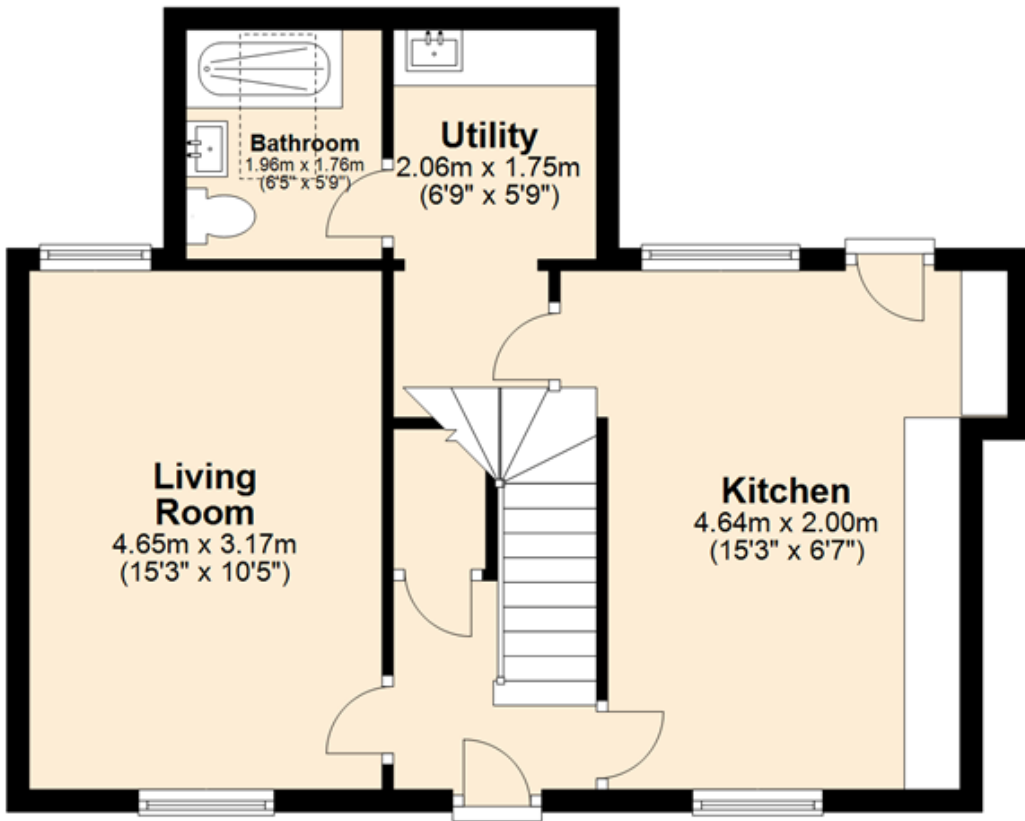
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Total area: approx. 87.9 sq. metres (945.7 sq. feet)

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