

# 39 Dean Street

Galashiels, TD1 1LY

A Great Opportunity to Purchase This Stunning Three Bedroom Terraced House  
For Sale • Offers Over £195,000

Edwin  
Thompson











## BRIEF RESUME

- 3 Bedroom Terraced House
- Stunning Garden
- Spacious Bright Rooms
- Versatile Layout
- Modern Open-Plan Layout

## DESCRIPTION

39 Dean Street is a beautifully decorated 3-bedroom terraced house with an additional attic room, currently utilized as a fourth bedroom. The property, adorned in neutral tones, offers a flexible layout, making it ideal for first-time buyers or growing families. Located in a sought-after area of Galashiels, this home boasts bright and spacious living areas, an open-plan kitchen, and a stunningly landscaped garden, all designed for modern living. The property seamlessly blends contemporary style with charming features, offering both comfort and functionality.

## LOCATION

39 Dean Street enjoys a prime location with easy access to a range of amenities. Galashiels is a bustling town in the Scottish Borders, known for its vibrant community, excellent shopping facilities, and educational institutions. The town centre is just a short walk away, offering a variety of shops, cafes, and restaurants, ensuring residents have everything they need close by. The town is also home to the Borders College and Heriot-Watt University's School of Textiles and Design, making it a hub of educational excellence.

For those seeking outdoor activities, the surrounding area provides plenty of opportunities. The Eildon Hills and the River Tweed are within easy reach, offering scenic walks, cycling routes, and fishing spots. Galashiels is well-connected by public transport, with a railway station offering direct links to Edinburgh, making it ideal for commuters. The town's central location within the Borders means that other nearby towns, such as Melrose and Selkirk, are just a short drive away, offering additional amenities and attractions.

Living in Galashiels offers a balanced lifestyle, with the convenience of urban amenities and the tranquillity of the countryside. The area is perfect for families, with several highly regarded primary

and secondary schools nearby. The community spirit in Galashiels is strong, with numerous local events, farmers' markets, and cultural activities taking place throughout the year. This vibrant yet peaceful environment makes 39 Dean Street an ideal place to call home.

## ACCOMMODATION

The accommodation currently comprises:

Ground Floor — Entrance hall, living room, open plan kitchen/dining room/snug, W/C with utility cupboard and tiered garden.

First Floor — 2 double bedrooms and large single bedroom and family bathroom.

Second Floor—Attic room.

Externally — Front garden and tiered rear garden with patio & decked area. There is also a rear entrance along the shared access back lane.









AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
39 Dean Street	119	1281

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

DETAILS

39 Dean Street is a versatile and welcoming home, designed to cater to a variety of lifestyle needs. The property greets you with a wide, inviting hallway that immediately creates a sense of space and openness. This leads to the ground floor's highlight: the open-plan living, kitchen, and dining area. The living room features a charming log fire with a wooden beam mantelpiece, adding a cozy, rustic touch to the contemporary space. The large bay window allows natural light to flood the room, enhancing its bright and airy feel. The transition from the living room to the open-plan family area is seamless, with herringbone flooring adding a touch of elegance throughout. The kitchen,

installed in 2015, remains modern and stylish, with a recent oven upgrade in 2022 ensuring it meets current standards. The snug room, adjacent to the kitchen and dining area, offers versatility, whether used as a second living space, a playroom for children, or an additional dining area. The large patio doors open onto the newly landscaped garden, making it an ideal space for indoor-outdoor living, perfect for entertaining or enjoying family time in the sun.

The property's flexible layout continues upstairs, where two generously sized bedrooms and a third, smaller room provide ample accommodation. The attic room, currently used as the master bedroom, is a standout feature, offering privacy and plenty of space. This room's versatility allows it to serve various purposes, from a cinema room to a home office or dressing room. The sleek family bathroom, with its large bath, adds a touch of luxury to the upper floor. Additionally, the property is well-equipped with storage solutions, including built-in wardrobes, storage in the eaves of the attic, and a utility cupboard in the downstairs shower room.

Externally, the property has been designed with both style and practicality in mind. The garden has been meticulously landscaped to create distinct areas for seating, dining, and play, effectively extending the living space outdoors. The presence of solar panels adds an eco-friendly element, reducing energy costs and enhancing the property's overall appeal. Access to a back lane offers convenience, while the recent upgrades, including new blinds and front windows, further elevate the home's quality.

VIEWING

By appointment with the sole agents. Please contact Amy Welsh for further details. Edwin Thompson, Chartered Surveyors 76 Overhaugh Street Galashiels TD1 1DP Tel. 01896 751300 E-mail: a.welsh@edwin-thompson.co.uk

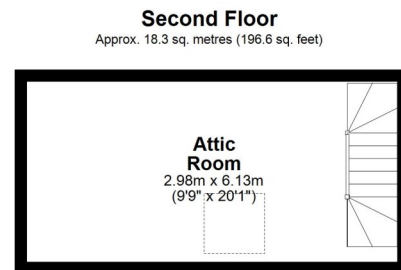
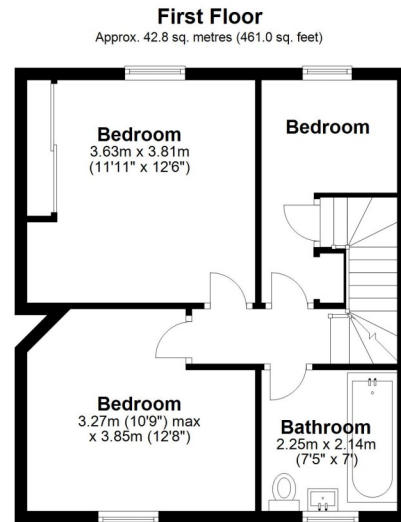
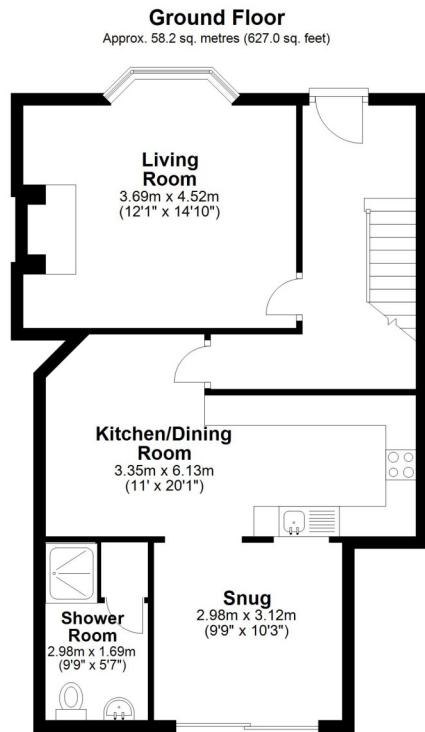












Total area: approx. 119.3 sq. metres (1284.6 sq. feet)











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