

4 Rosebank Place

GALASHIELS, TD1 1HG



*Stunning Three-Bedroom End-Terrace Home
on Rosebank Place, Galashiels*



01896 800 440



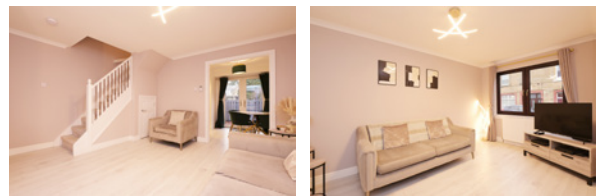
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Nestled in the charming town of Galashiels, this beautifully presented three-bedroom end-terrace home on Rosebank Place offers contemporary living with a touch of elegance. Finished to a high standard throughout, the property is in true walk-in condition, perfect for families, professionals, or first-time buyers looking for a stylish and comfortable home.

THE LIVING ROOM



Upon entering, you are welcomed into a small vestibule that opens into a spacious, sleek living room. The entire ground floor is adorned with wooden flooring. The open-plan design leads seamlessly through a flat arch into the dining room and modern kitchen, providing the perfect space for entertaining or family gatherings. French doors from the dining room offer direct access to the private rear garden.

THE DINING ROOM



THE KITCHEN



The kitchen is thoughtfully fitted with a gas hob, oven, integrated fridge/freezer, integrated microwave and washing machine, along with ample worktop and storage space to meet all your culinary needs.



Upstairs, the property boasts two generous double bedrooms and a versatile single room, currently configured as a home office. The principal bedroom benefits from integrated wardrobe space, offering practical storage without compromising on style. Completing the upper level is a three-piece family bathroom suite, designed for comfort and convenience.

BEDROOM 1



BEDROOM 2 & STUDY

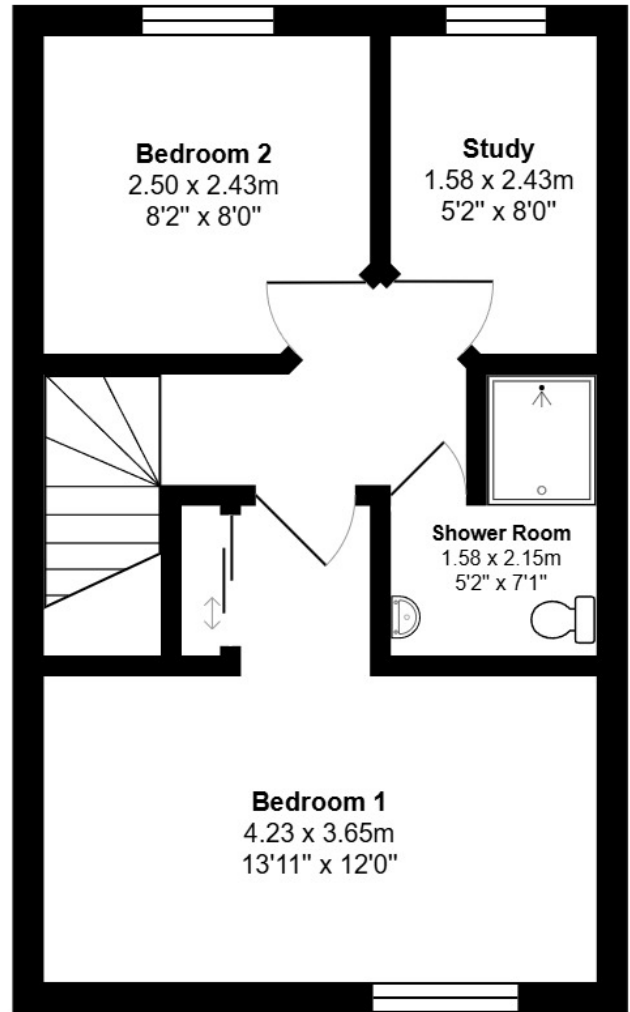
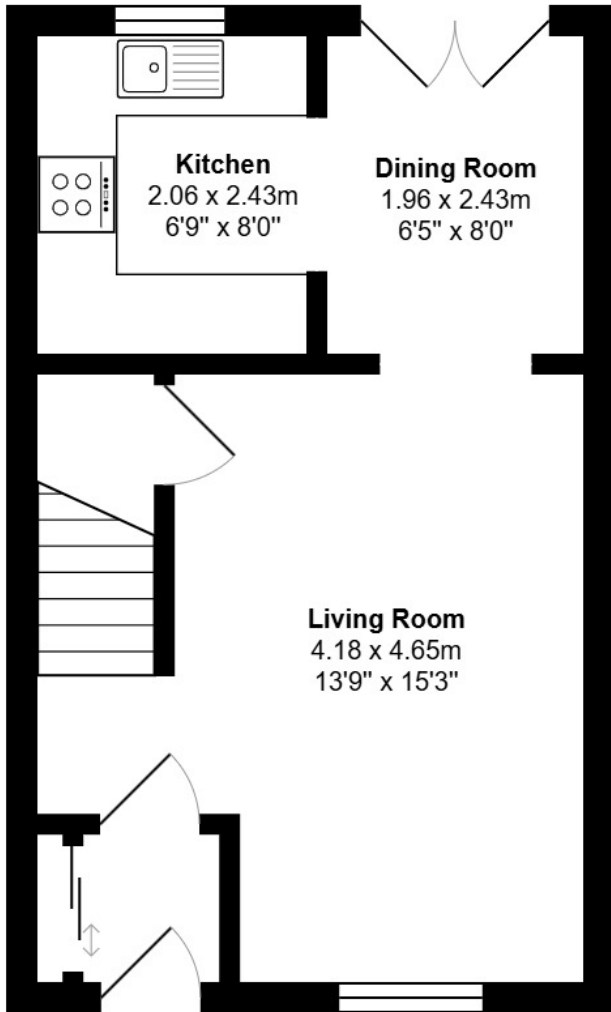


This exceptional property combines modern finishes with practical living spaces, making it an ideal home for those seeking both style and functionality. Early viewing is highly recommended to fully appreciate all that this beautiful home has to offer.

EXTERNALS

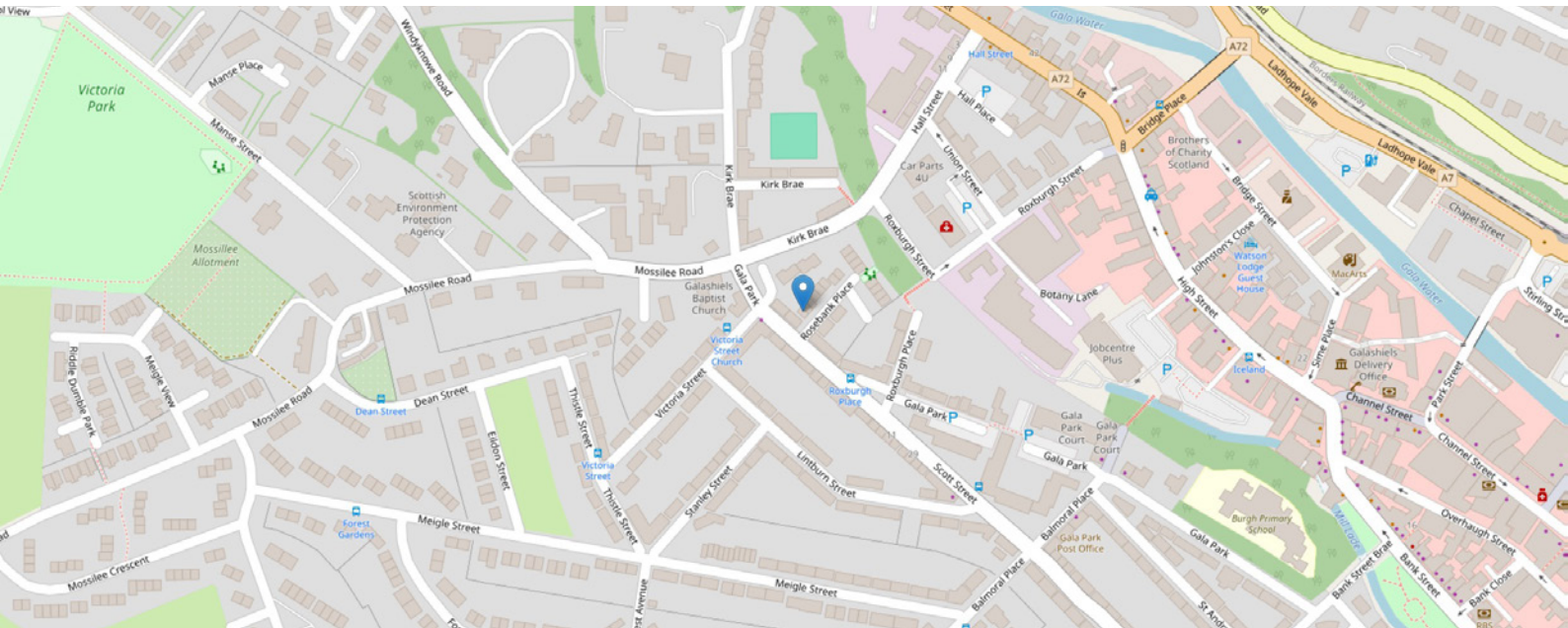


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

The name, Galashiels, is derived from shiels or shielings which means dwellings and is usually preceded by a place or personal name, hence Galashiels, which means dwellings by the Gala Water. Although Galashiels is a small town, there are plenty of activities available to enjoy; a short walk away you will find Gala Water Retail Park, where occupiers include M&S Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to Tesco Extra and ASDA.





For those who enjoy leisure activities, Tweedbank Sports Centre and The Borders Sport and Leisure Centre will keep all members of the family entertained on a day out. Cyclists can join the 90-mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through.

Galashiels is home to a number of primary schools, one secondary school, Heriot-Watt University and The Borders College. You'll find the Scottish Borders is easy to reach from every direction, with major routes from all directions touching its boundaries. Leave behind the motorways and ring roads and in little more than an hour by car from Edinburgh, Glasgow, Newcastle and Carlisle you'll discover that driving is a pleasure again. Traffic-free roads and quiet country lanes reveal new breath-taking vistas which change with the seasons, the weather and the light.

The Borders Railway line runs with a half-hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.



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