



BANNERMANBURKE

PROPERTIES LIMITED



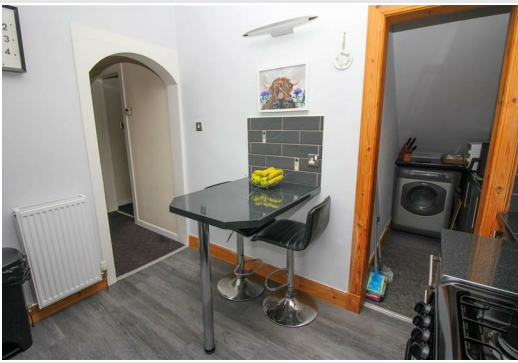
128 Wood Street, Galashiels, TD1 1QY

Offers In The Region Of £90,000



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■ VESTIBULE AND HALLWAY ■ SITTING ROOM ■ KITCHEN WITH UTILITY AREA ■ TWO DOUBLE BEDROOMS ■ FAMILY BATHROOM ■ GCH AND DG ■ LARGE FRONT PATIO BOUNDED BY FENCING ■ REAR GARDEN WITH PATIO, CLOTHES DRYING FACILITIES AND INTEGRATED STORE ■ EPC RATING C

We are delighted to bring to market this lovely ground floor two bedroom flat in a popular residential area of Galashiels, a flat walk to the town centre and all local amenities. Presented for sale in excellent order with gas central heating and double glazing, neutral décor and stylish kitchen and bathroom fittings. This property benefits from its own front door with private front patio and private rear garden with patio and clothes drying facilities. Ideal first time buy, buy to let investment, downsize opportunity or lock up and leave property. Viewing is a must to appreciate the warm cosy feel this property has to offer.

The Town

Situated on the Gala Water in rolling Borders Countryside, Galashiels is a bustling town boasting a variety of speciality shops, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities, including rugby, football, and golf. With good road links, Galashiels is well placed for commuting to Edinburgh with Galashiels train station direct to Edinburgh Waverley.

Travel

Edinburgh 35 miles, Hawick 18 miles, Selkirk 7 miles, Peebles 18 miles

Situated on the A7 which provides a through-route north to Edinburgh and south to Carlisle and the M6. Rail links are available at Galashiels, Edinburgh, Carlisle and Berwick-Upon-Tweed. The nearest International Airport is located in Edinburgh.

The Property

Entered from the front via a double glazed door into the entrance vestibule which is decorated in neutral tones with carpet flooring and houses the electric meter and switch gear. From here a timber and glazed door provides entry to the hallway where all accommodation is accessed. The hallway has a large cupboard

for storage and houses the combination gas boiler. Decorated in neutral tones with carpet flooring, central heating radiator, ceiling light and smoke alarm.

The sitting room is located to the front of the property with large double glazed window overlooking the front patio. Nice bright room with neutral décor, carpet flooring, central heating radiator and ceiling light. A cupboard provides storage and the main focal point of the room is the wall mounted electric fire with marble hearth.

To the rear is the well equipped kitchen with a good range of floor and wall mounted units and ample work surface space. A small breakfast bar with high stools offers in kitchen dining and a double glazed window provides lovely views of the surrounding area. Space and plumbing for a free standing gas cooker, washing machine and fridge freezer. A handy utility area from the kitchen offers additional storage with floor units and space for a tumble dryer.

A large double bedroom is located to the front and is spacious and comfortable with neutral décor and carpet flooring. Sliding mirrored doors provide access to built in wardrobes with hanging and shelving. A second double is located to the rear with double glazed window overlooking the rear garden with nice views beyond. Versatile room, currently used as a home office but is an ideal second double bedroom.

A 3pc bathroom of wash hand basin, WC and bath with shower above, is located to the rear with a double glazed opaque window and shower boarding for easy cleaning. Decorated in neutral tones with laminate flooring, chrome heated towel rail and recessed ceiling spotlights.

Room Sizes

SITTING ROOM 3.80 x 4.40

KITCHEN 2.85 x 2.55

DOUBLE BEDROOM 4.00 x 3.50

DOUBLE BEDROOM 3.00 x 3.55

BATHROOM 2.00 x 1.65

Externally

128 Wood Street benefits from private front and rear gardens that are low maintenance and well tended. To the front, a large enclosed area of patio is a great advantage and fencing offers privacy. To the rear is a large area of lawn with clothes drying facilities, patio and integrated store, handy for garden tools and additional storage.

Directions

Follow the A72 through Galashiels (High St, Island St, King St) and on to Wood Street and the property is located on the right hand side.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings and gas cooker included in the sale. Furniture available by separate negotiation

Services

Mains drainage, water, gas and electricity. Access to full fibre broadband available.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	77
Scotland	EU Directive 2002/91/EC	

GROUND FLOOR



128 WOOD STREET, GALASHIELS

Important:

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