



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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196 Magdala Terrace, Galashiels, TD1 2HY

Guide price £105,000



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196 Magdala Terrace, Galashiels, TD1 2HY

- First and Upper Maisonette
- Turn-key Condition
- Gas Central Heating
- Excellent Views
- Short Walk to Train Station & Amenities
- 3 Bedrooms
- Ideal First Time Buy
- Double Glazing
- Private Gardens
- Rental Investment Potential

We are delighted to bring to the market this spacious three-bedroom first and upper floor apartment located in a popular residential location, just a short walk from Galashiels Train Station and Transport Interchange.

Found in excellent order throughout, and recently benefitting from a degree of maintenance and upgrading, the property presents an ideal opportunity for a first-time buyer looking for a spacious property close to the hustle and bustle of Galashiels town centre. The property further benefits from modern gas central heating, double glazing and a large private garden area with storage shed.

ACCOMMODATION

- HALLWAY - LOUNGE / KITCHEN - HALL LANDING - THREE DOUBLE BEDROOMS - BATHROOM -



Guide price £105,000



Internally

The property is entered via a new composite front door into the welcoming hallway, which gives access to the bright and spacious open plan lounge / kitchen and third bedroom. A staircase leads up to the spacious landing which in turn gives access to two further bedrooms and the bathroom. The property has recently been upgraded by the current owner to provide a turn-key opportunity for the incoming purchaser with newly fitted carpets, decoration and oak internal doors. The property further benefits from modern gas central heating and double glazing throughout.

Kitchen

The kitchen is fitted with a range of wall and base units and is overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include electric oven, gas burner hob and overhead extractor hood. There is also undercounter space for a washing machine and fridge.

Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead electric shower and tiled splashbacks.

Externally

To the rear, a communal pathway leads to the private garden grounds which provide an excellent relaxation and entertaining space which is largely laid to lawn and bound by timber fencing. There is a large timber shed for storage which benefits from a new felt roof.



Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Services

All mains services are present including water, drainage, electricity and gas.

Location

The property is located within a very popular residential area where local amenities are readily available nearby. There is a regular bus service which runs daily with a bus stop located in close proximity to the property. More comprehensive amenities are readily available a short distance away in Galashiels town centre including Galawater Retail Park and Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Council Tax Band

Council Tax Band A.

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Strictly by Appointment Only via James Agent.

Offers

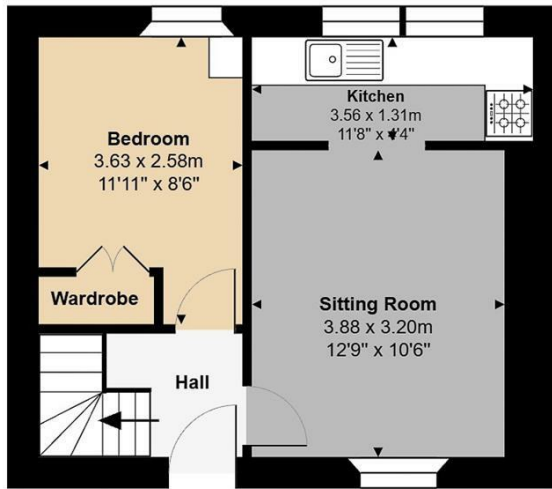
All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.



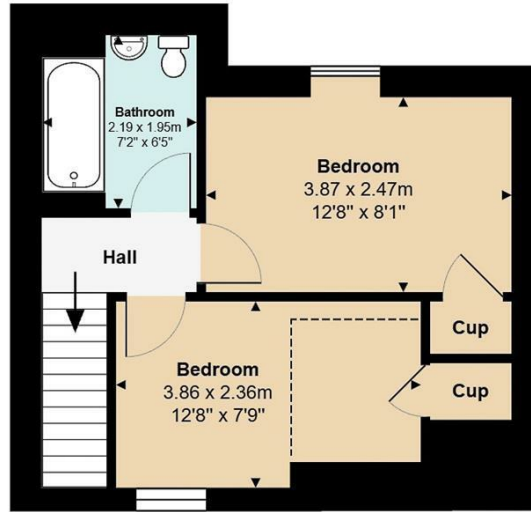


Floor Plans

Location Map

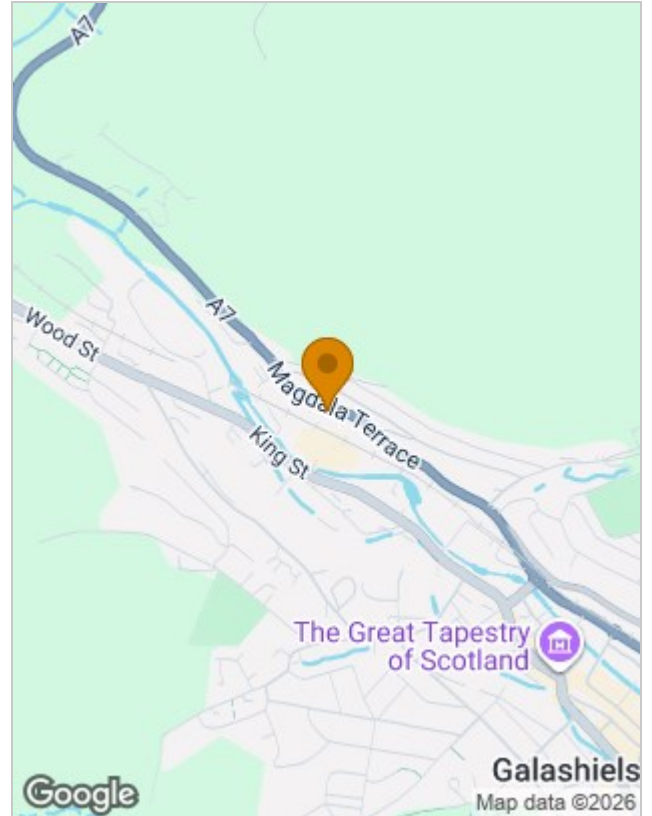


Ground Floor
Approximate Area: 31.8 m² ... 342 ft²

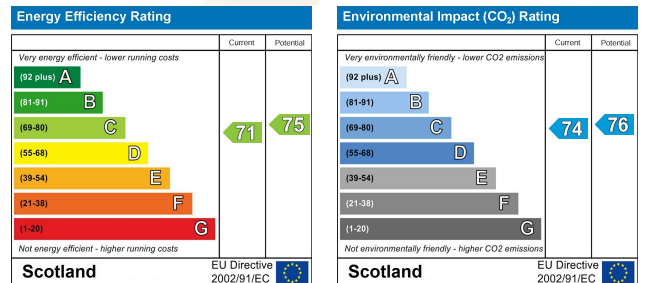


First Floor
Approximate Area: 29.4 m² ... 317 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Performance Graph



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB