

25 Douglas Street, Galashiels, TD1 3BX

Offers over £120,000



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- 2 Bedroom Maisonette
- Very Well-Presented
- Gas Central Heating & Double Glazing
- Ideal First-Time Buy
- Close to Town Centre
- Modern Fixtures & Fittings
- Private Garden
- Popular Residential Location
- Schooling Close-by

We are delighted to bring to the market this very well-presented two-bedroom maisonette in a very popular residential area close to Galashiels town centre. The property benefits from modern fixtures & fittings, fresh decoration, modern gas central heating and private gardens.

The property is situated close to a variety of local amenities including local shops, hair salons, swimming pool and the Scott Park. Galashiels town centre is within easy walking distance, including the Galashiels Railway Station and Transport Interchange. A great range of schooling is available nearby including the well-regarded Burgh Primary School and Galashiels Academy.

- ENTRANCE HALL - LOUNGE - KITCHEN - 2 BEDROOMS - BATHROOM -



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Internally

The property is found in good decorative order throughout and offers bright, well-proportioned accommodation over two levels. The first floor offers a spacious bright sitting room, well-equipped kitchen and bathroom. Upstairs, there is two bedrooms with storage space.

Kitchen

The kitchen has a good range of wall and base units incorporating a 1.5 stainless steel sink and wood-effect worktops. Integrated appliances include electric oven, gas hob, stainless steel extractor fan and fridge freezer. There is also under counter space for a washing machine.

Bathroom

The shower room is fitted with a 3-piece suite including WC, pedestal basin and bath with mixer shower and laminated splashbacks.

Externally

There is a private garden to the side of the property bound by timber fencing. The gardens are low-maintenance, with paving and well stocked beds, with a handy timber shed.

Services

All mains services, gas central heating and double glazing.



Location

The property is located within a very popular residential area where local amenities are readily available nearby including Galashiels Public Park. There is a regular bus service which runs daily with a bus stop located short walk away on Abbotsford Road. A full fully comprehensive range of amenities and facilities 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.

Fixtures & Fittings

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

Council Tax Band

Band B.

Home Report

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

Viewings

Strictly by Appointment Only via James Agent

Offers

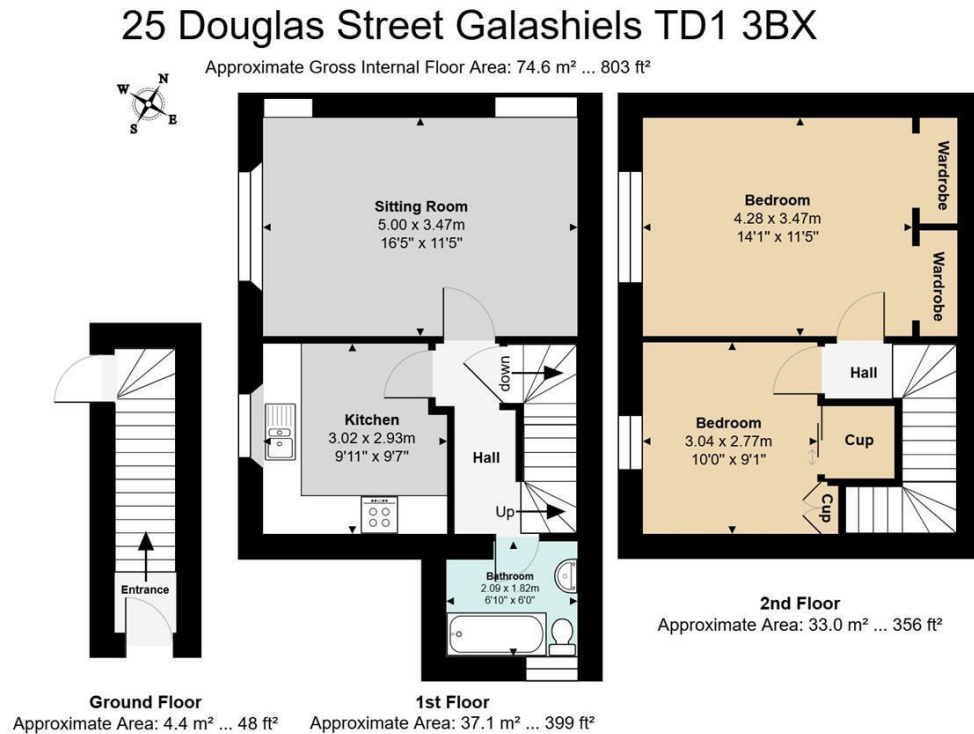
All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.



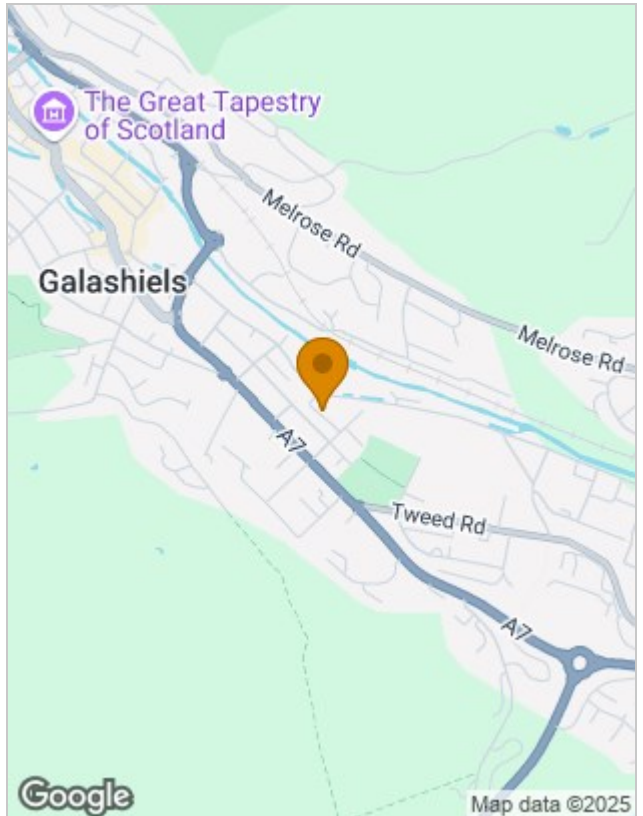


Floor Plans

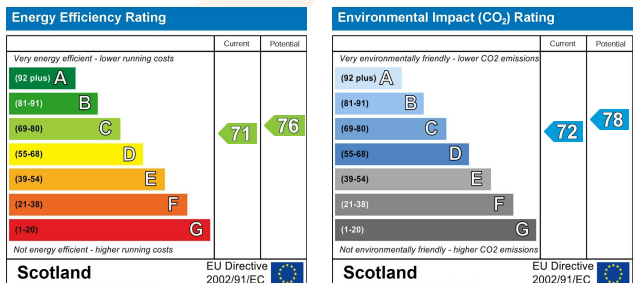
Location Map



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