



Flat 3, Byethorne 13A Abbotsford Road, Galashiels, TD1 3DR

Guide price £180,000





Guide price £180,000

# Flat 3, Byethorne 13A Abbotsford Road

Galashiels, TD1 3DR

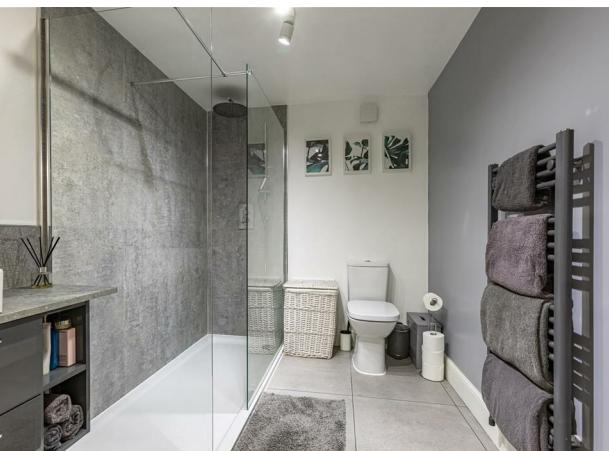
- Ground Floor Apartment
- Traditional Features
- Excellent Local Schooling
- Downsizing Opportunity
- Communal Gardens
- 2 Bedrooms
- Popular Residential Location
- Ideal First Time Buy
- Private Parking
- Close to Town Centre

We are delighted to bring to market this stunning two-bedroom ground floor apartment located in a much sought after residential area of Galashiels with close proximity to the local amenities of the town and transport links to Edinburgh and central Borders area.

The property has been finished to an immaculate standard with modern fixtures & fittings and includes many fine traditional features such as intricate plaster cornicing and working wooden shutters, providing a turn-key home. The property further benefits from shared communal gardens and plentiful residents parking.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - WC - 2 BEDROOMS - SHOWER ROOM -



### Internally

The property is entered via a timber door from the well maintained communal stair into a welcoming entrance hall that's provides access to all the principal rooms. To the front of the property lies the impressive lounge which is a bright and spacious room featuring a large bay window, beautiful plaster cornicing and a marvellous fireplace, making the ideal setting for relaxing and dining.

The well-appointed kitchen is neatly arranged and thoughtfully designed, offering good storage and worktop space, perfectly suited to modern living, a set of PVC French doors leads out to the gardens. A separate WC on this level adds further convenience. From the hall, stairs lead down to the basement level, where the accommodation continues. Here you'll find two well-proportioned double bedrooms and the stylish shower room.

### Kitchen

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



#### Shower Room

The main shower room is located on the lower ground floor and benefits from underfloor heating and modern fixtures and fittings. The shower room is fitted with a three piece suite including WC, vanity wash hand basin and walk in shower enclosure with an overhead waterfall shower.

#### Externally

The property is set within communal wrap around gardens primarily laid to lawn and surrounded by hedges, mature trees and stone walls. Every apartment has a dedicated space for a shed. There is a large residents car park to the rear providing plentiful parking for residents and guests.

#### Factoring Fee

The factoring fee as of February 2026 is £86.52 a month which includes insurance and communal area maintenance.

#### 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, electricity, gas and drainage.



#### Location

The property is located within a popular residential area where local amenities are readily available nearby. There are regular bus services with a bus stop located in close proximity to the property on Bank Street. A comprehensive range of amenities are readily available a just a stone's throw 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.

#### Council Tax Band

Council Tax 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

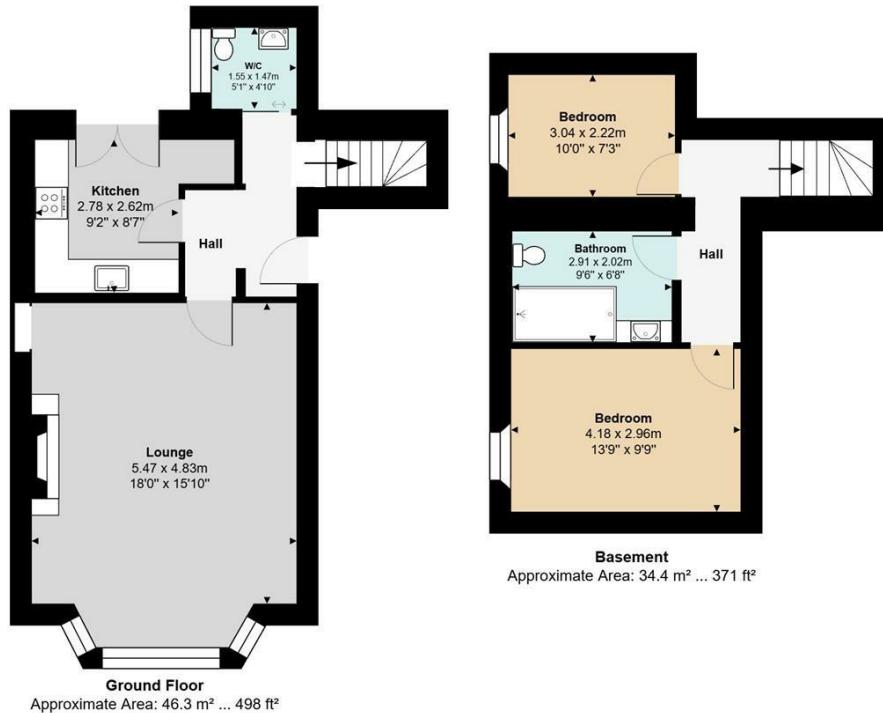
All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.



## Floor Plans

### Flat 3, Byethorne, 13A Abbotsford Road, Galashiels, TD1 3DR

Approximate Gross Internal Floor Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup>



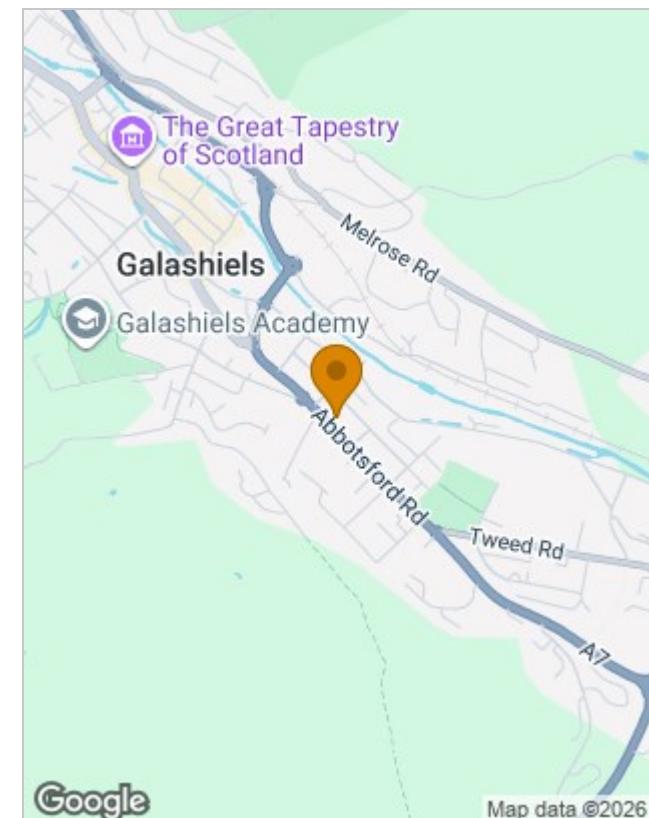
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



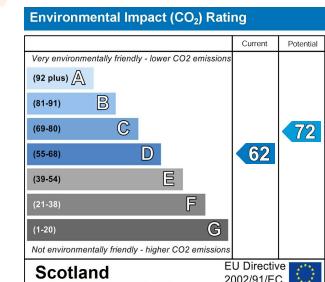
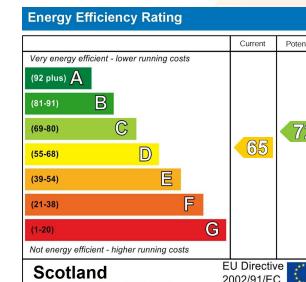
## Viewing

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

## Location Map



## Energy Performance Graph



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.