



2 Balmoral Avenue, Galashiels, TD1 1JF

Guide price £155,000





2 Balmoral Avenue Galashiels, TD1 1JF

- Semi-Detached House
- Modern Fixtures & Fittings
- Large Private Gardens
- Ideal First-Time Buy
- Popular Residential Location
- Gas Central Heating and Double Glazing
- Close to Schooling
- Walking Distance Town Centre

CLOSING DATE - WEDNESDAY 24TH SEPTEMBER AT 12 NOON

We are delighted to bring to the market this immaculately presented two-bedroom semi-detached home, in one of Galashiels' most popular residential areas. The property benefits from an enviable elevated position boasting a large corner plot and fantastic views over Galashiels and beyond to the iconic Eildon Hills.

The property is very well presented in turn-key condition, providing an ideal opportunity for a first-time buyer or downsizer. The accommodation includes a bright living room, kitchen, two good-sized bedrooms and a well-finished shower room. Outside there are easily managed gardens to the front and rear.

The property is well located for local amenities with Galashiels town centre just a short distance away. Families will appreciate the close proximity to Burgh and Balmoral Primary School, Galashiels Academy, and the local swimming pool, all within easy walking distance.

ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - TWO BEDROOMS - SHOWER ROOM -



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Internally

The property is entered via a double glazed door in to the welcoming entrance hallway. The ground floor accommodation includes lounge, kitchen with large storage cupboards. On the first floor, there are two double bedrooms and a well-appointed shower room.

Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops and an integrated stainless steel sink. Integrated appliances include electric oven, electric hob and stainless steel extractor fan. There is also undercounter space for a washing machine and dishwasher.

Shower Room

The shower room has a three piece suite including WC, vanity basin with built in storage and waterfall shower with mixer taps and tiled splashbacks.

Externally

There are generous gardens to the front, side and rear of the property bound by stone walling and fencing. The front of the property is primarily laid to lawn with shrubs. The rear garden provides a lovely entertaining and relaxation space with patio area and lawn, ideal for catching the afternoon sun. There is a generous portion of garden to the side of the house providing storage.



Location

The property is located within a very popular residential area. A fully comprehensive range of amenities and facilities are readily available a short walk away within 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.

Fixture & Fittings

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

Council Tax

Council Tax Band B.

Home Report

A copy of the Home Report can be downloaded from www.jamesagent.co.uk

Viewings

Viewings are strictly by appointment through James Agent.

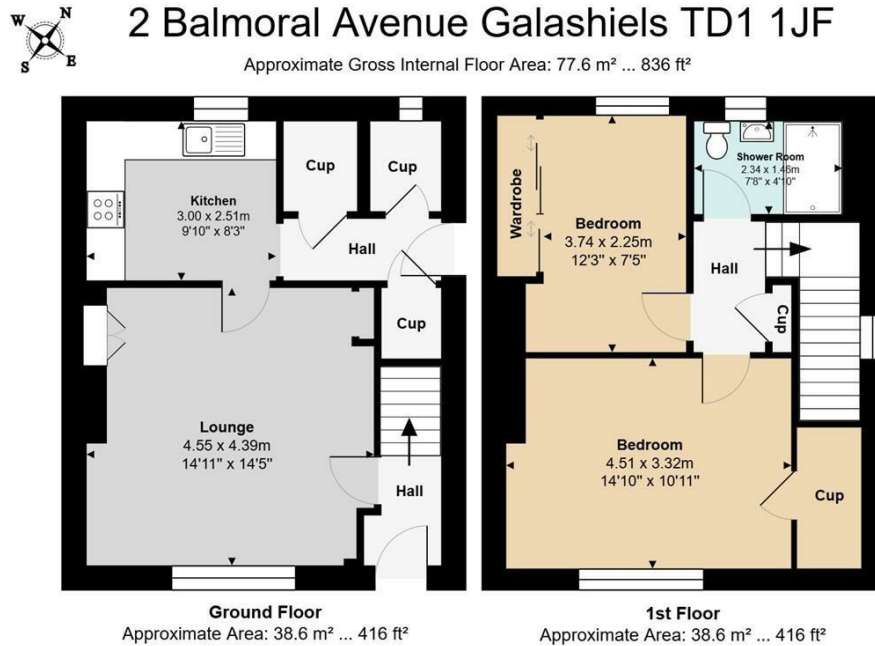
Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. 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



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.



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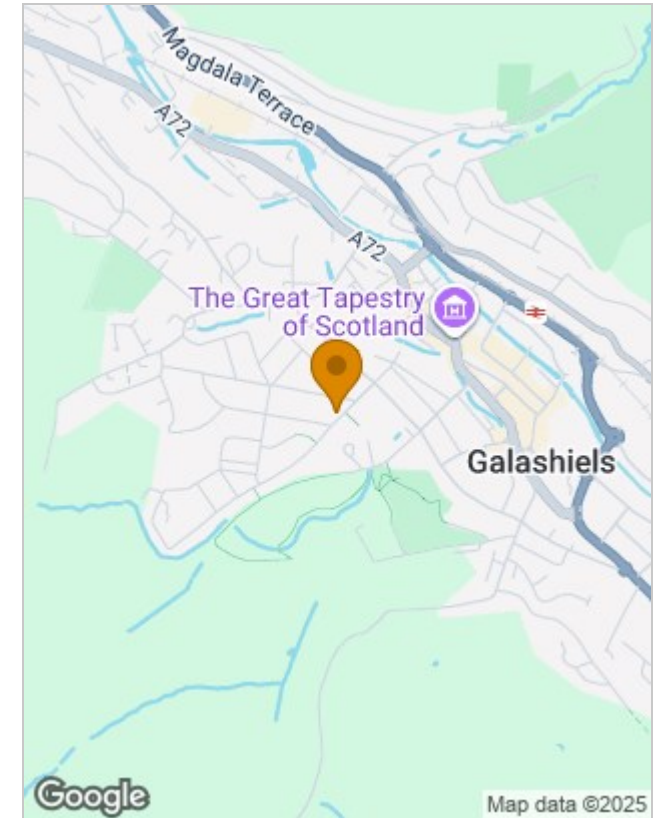
Viewing

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

Location Map



Energy Performance Graph

