



24 Meigle Street, Galashiels, TD1 1LL

Guide price £75,000





24 Meigle Street Galashiels, TD1 1LL

- Ground Floor Apartment
- Ideal Downsizing Opportunity
- Front & Back Gardens
- Popular Residential Location
- Local Amenities Nearby
- One Bedroom
- Gas Central Heating & Double Glazing
- Short Distance from Train Station
- Close to Town Centre
- Investment Potential

We are delighted to bring to market this attractive one bedroom ground floor apartment located in a very popular residential area of Galashiels. The property is well-presented throughout and benefits from a recently installed gas-fired boiler. There are large landscaped private gardens to the front and rear which provide a wonderful relaxation and entertaining space. The property is ideally suited to a downsizer or first-time buyer looking for an easily managed property.

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.

ACCOMODATION

- LOUNGE - KITCHEN - BEDROOM - SHOWER ROOM -



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Internally

The property is accessed via a multi-locking front door into the hallway. The lounge is a good size and flows through to the kitchen. The bedroom is nestled to the rear and benefits from a built-in wardrobe and a back door leading out to the rear garden grounds. The well-presented shower room completes the accommodation.

Kitchen

The kitchen is fitted with a good range of wall and base units and is overlaid with laminated worktops and integrated 1.5 bowl sink with mixer tap. Integrated appliances include electric hob, fridge freezer and stainless steel extractor fan. There is also undercounter space for a washing machine and an inset oven.

Shower Room

The Shower Room is fitted with a three-piece suite including WC, pedestal hand wash basin and shower enclosure with tiled splashbacks.



Externally

The property benefits from generous private gardens to the front and rear. The front is laid to paving, bound by stone walling. The rear garden has been landscaped to provide a maintenance free space with paving, gravel and artificial grass benefitting from marvellous views over the town. There is a timber shed for storage.

Location

The property is located within a well-established residential area close to shops, bars, restaurants and transport links. Educational facilities are within walking distance.

The Galashiels Interchange is also close-by, providing regular bus routes throughout the Scottish Borders and beyond to Edinburgh, Carlisle and Berwick Upon Tweed. The Interchange also houses the train station with regular train services to Edinburgh Waverley Station making Galashiels the perfect location for commuting to the City. Journey times are typically under one hour.

Fixtures & Fittings

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

Council Tax

Council Tax Band A.

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.

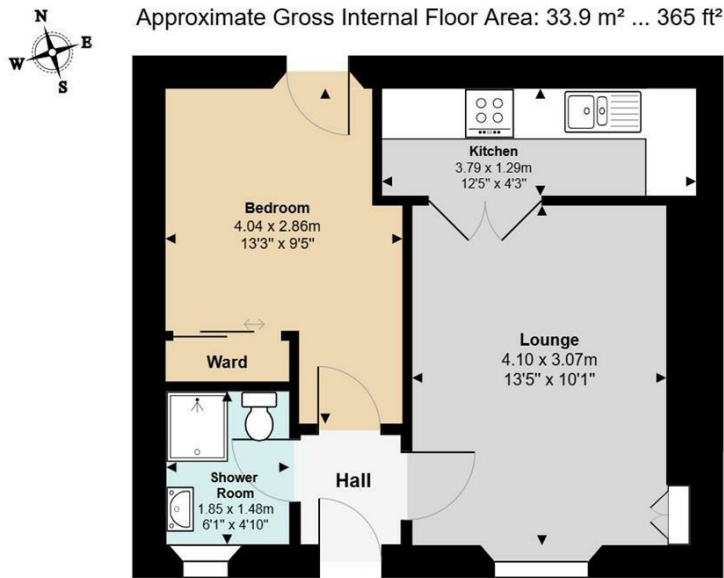




Floor Plans

24 Meigle Street, Galashiels, TD1 1LL

Approximate Gross Internal Floor Area: 33.9 m² ... 365 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.



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

