



45 Balmoral Avenue, Galashiels, TD1 1JG

Guide price £155,000

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45 Balmoral Avenue

Galashiels, TD1 1JG

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

We are delighted to bring to the market this beautifully presented two-bedroom semi-detached home, perfectly positioned in one of Galashiels' most popular residential areas.

We are pleased to present this well-maintained two-bedroom semi-detached house, set in a popular residential area of Galashiels. 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 dual-aspect lounge/dining room, a modern kitchen, two good-sized double bedrooms, and a well-finished family bathroom. Outside, there are easily managed gardens to the front and rear, together with a private driveway providing space for two vehicles.

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 Schools, Galashiels Academy, and the local swimming pool, all within easy walking distance.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE / DINING ROOM - KITCHEN - TWO DOUBLE BEDROOMS - FAMILY BATHROOM -



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Internally

The property is entered via a double glazed door into the welcoming entrance hallway. There is a bright and spacious dual aspect lounge with dining area overlooking the rear garden. The newly installed kitchen provides style and modern convenience also benefitting from a back door leading to the gardens. The staircase leads to the first floor landing where there are two double bedrooms (both with built-in storage) and the family bathroom. There is a large attic providing plentiful additional storage.

Kitchen

The kitchen is fitted with a good range of modern wall and base cabinetry overlaid with luxury laminated worktops incorporating a 1.5 bow sink with mixer tap. Integrated appliances include electric double oven, 4-burner hob with stainless steel extractor hood and tall fridge / freezer. There is also under-counter spaces for a washing machine and a tumble dryer.

Bathroom

The family bathroom benefits from a three piece suite including WC, hand wash basin and bath with overhead shower and modern laminated splashbacks.



Externally

The property benefits from generous gardens to the front and rear of the property. To the front there is a spacious patio and artificial lawn area ideal for soaking up the evening sun. The rear garden is also a wonderful family space laid to lawn and decking. There is a garden studio and timber shed for storage. The property also benefits from a double driveway to the front providing ample parking.

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.

Fixtures & Fittings

All fitted carpets, floor coverings, 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.

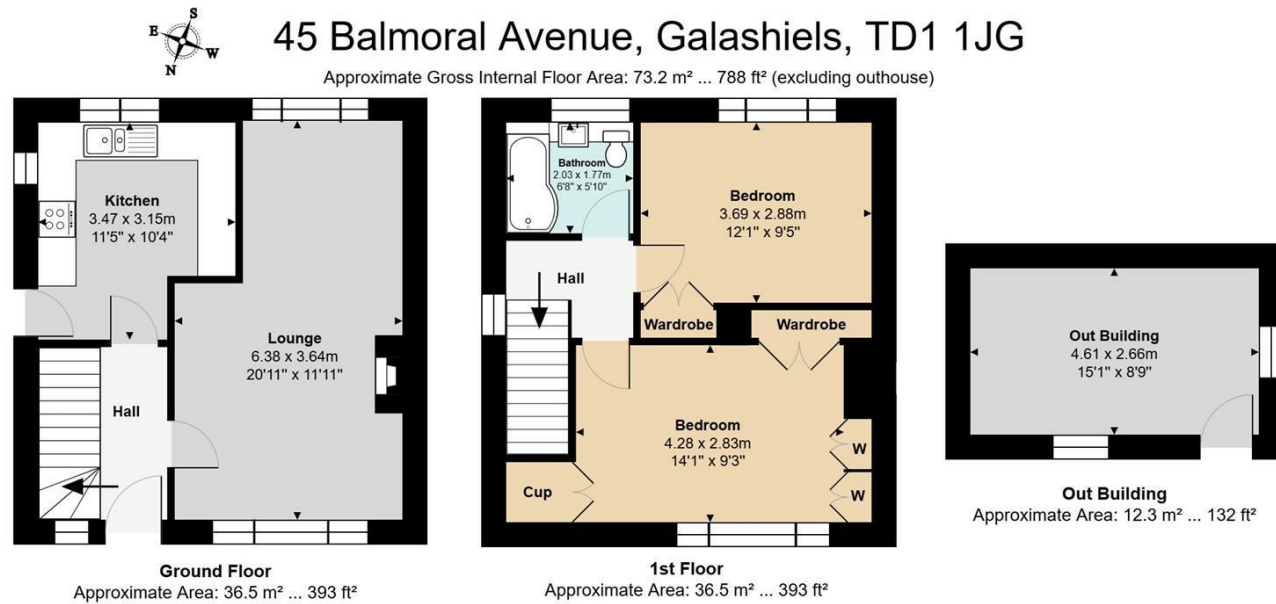
Offers

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.



Viewing

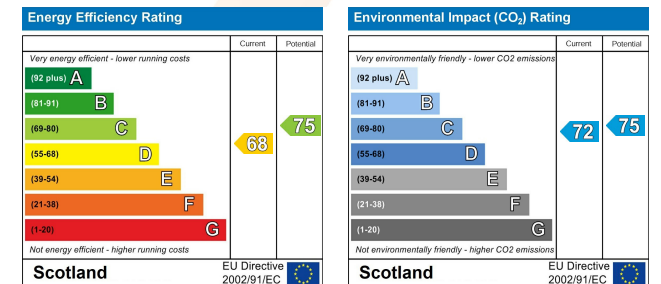
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB