

47 Douglas Street, Galashiels, TD1 3BX

Guide price £120,000





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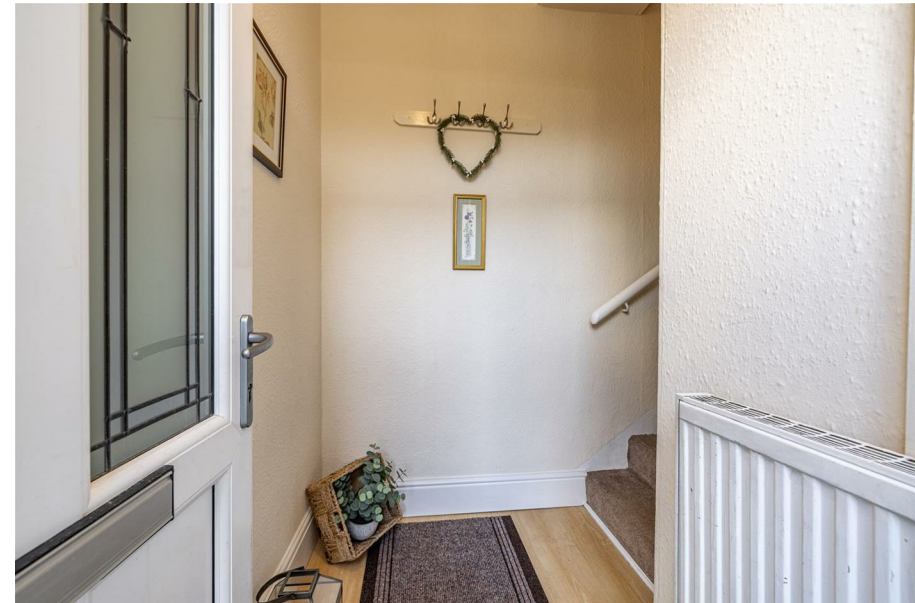
- Spacious Maisonette
- Modern Kitchen
- Modern Gas Central Heating
- Sought-After Location
- Close to Train Station
- Immaculate Condition Throughout
- 2 Double Bedrooms
- Private Garden
- Excellent Local Amenities
- On-Street Parking

We are delighted to bring to the market this stunning 2-bedroom first and upper maisonette located within a very popular residential area close to Galashiels town centre. The property is situated close to a variety of local amenities including Gala Water Retail Park and supermarkets, and provides the perfect opportunity for either a first-time buyer or someone wishing to downsize into an easily manageable property. Galashiels town centre is within easy walking distance, including the Galashiels Railway Station and Transport Interchange.

- HALLWAY - SITTING ROOM - KITCHEN - BATHROOM - 2 DOUBLE BEDROOMS -



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Internally

The property is found in good decorative order throughout and offers bright, well-proportioned accommodation over two levels, as well as an attractive entrance hall on the ground floor. The first floor offers a spacious sitting room, double bedroom and well-equipped kitchen, while upstairs is another double bedroom with fitted wardrobes and a bathroom.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap and tiled splashbacks. There are appliance spaces for a freestanding cooker, washing machine and fridge freezer.

Bathroom

The bathroom is fitted with a modern 3-piece suite including; WC, pedestal basin and panelled bath with mixer shower over.

Externally

The property has the benefit of a private garden, laid to lawn with attractive patio and gravel seating areas and a timber shed.



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 are to be included within the sale. There is also a timber shed within the back garden.

Services

All mains services, gas central heating and double glazing.

Council Tax

Band B.

Viewings

Strictly By Appointment Only via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

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

