



9 Douglas Place, Galashiels, TD1 3BT

Guide price £105,000





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- 2 Bedroom Mainsonette
- Gas Central Heating & Double Glazing
- On Street Parking
- Close to Town Centre
- Private Garden
- Popular Residential Location
- Schooling Close-by
- Ideal First-Time Buy

We are delighted to bring to the market this very well-presented two-bedroom maisonette in a very popular residential area close to Galashiels town centre.

The property is situated close to a variety of local amenities including local shops, hair salons, swimming pool and the Public 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 St Peter's Primary School and Galashiels Academy.

- ENTRANCE HALL - LOUNGE - KITCHEN - 2 BEDROOMS - BATHROOM -



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Internally

The property is found in good order throughout and offers bright, well-proportioned accommodation over two levels. The first floor offers a spacious bright sitting room, well-equipped kitchen and bedroom or dining room. Upstairs, there is an additional bedroom and bathroom.

Kitchen

The kitchen has a good range of wall and base units overlaid with laminated works tops and incorporated with a 1.5 sink with mixer tap. Integrated appliances include electric oven with 4 point gas hob, extractor hood and slim line dishwasher. There is also undercounter space for a washing machine.

Bathroom

The bathroom is fitted with a three piece suite including, WC, pedestal wash basin and bath with mixer shower and laminated splash backs.

Externally

The property benefits from a private garden bound by a timber fence and hedging. The garden is laid to lawn and is surrounded by mature shrubs.



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 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 MacArts 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 coverings, curtain poles, free standing washing machine 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

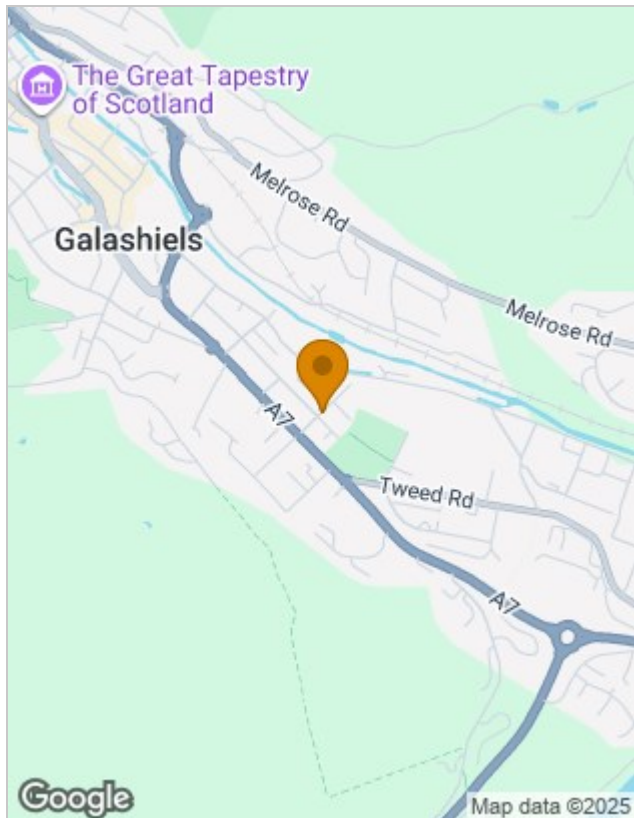
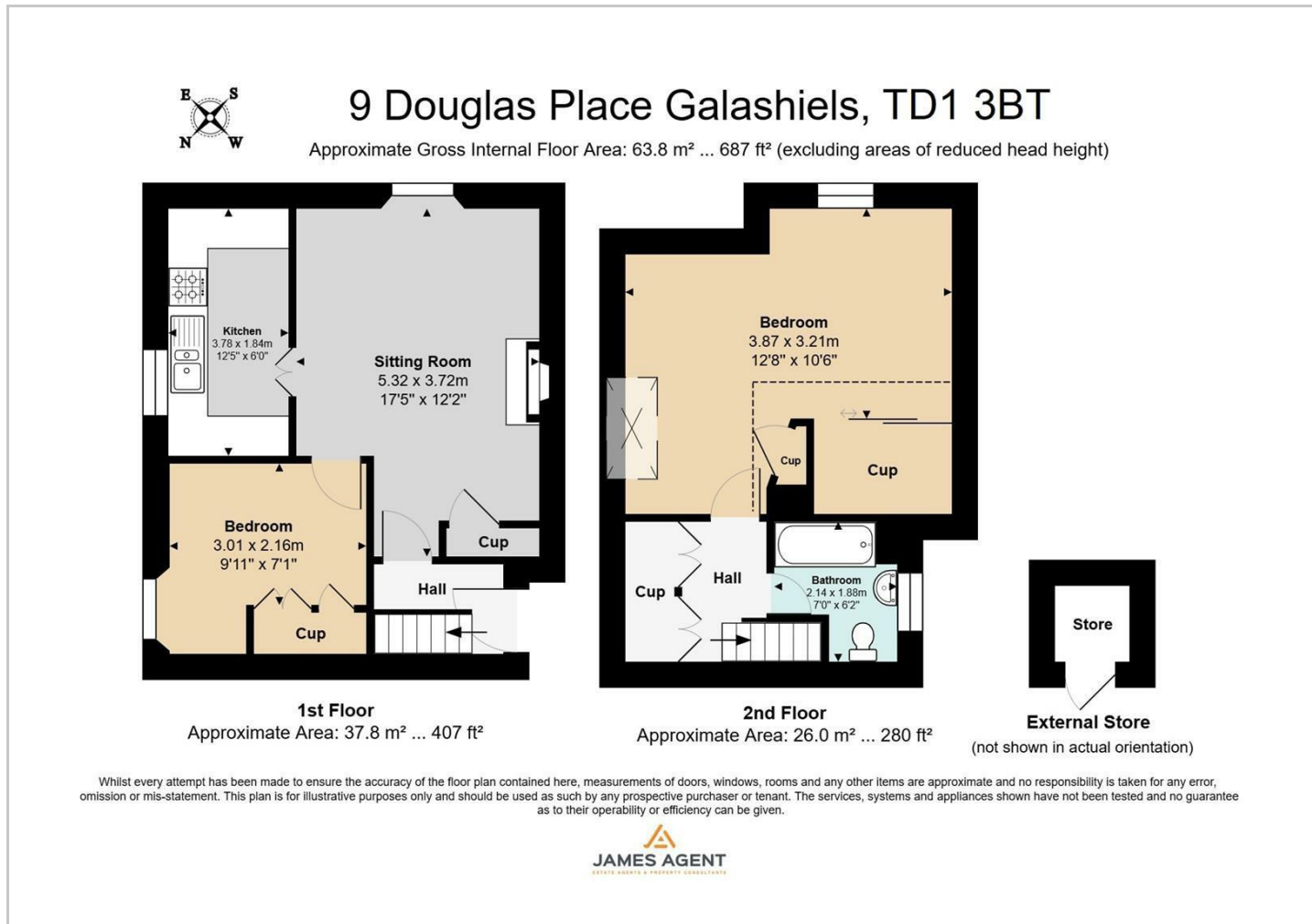
All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.



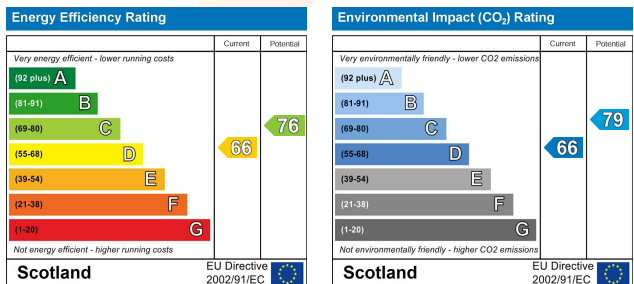


Floor Plans

Location Map



Energy Performance Graph



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