



19 Stirling Place, Galashiels, TD1 1BX

Guide price £95,000



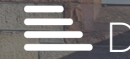
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19 Stirling Place, Galashiels, TD1 1BX

- Town Centre Apartment
- New Boiler Installed
- Next to Train Station
- Three Bedrooms
- Ideal First-Time Buy
- Investment Potential

We are delighted to bring to the market this spacious three bedroom first and upper floor apartment located in the very heart of Galashiels town centre, within striking distance of Galashiels Train Station and Transport Interchange.

The property presents an ideal opportunity for either a first-time buyer or investment looking for a spacious property within the hustle and bustle of Galashiels town centre. The property further benefits from a fresh decor throughout and a new gas central heating boiler.

ACCOMMODATION

- HALLWAY - LOUNGE - KITCHEN - DINING ROOM / BEDROOM 3 - CLOAKROOM - HALL LANDING - TWO DOUBLE BEDROOMS - BOX ROOM - BATHROOM -



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Internally

The property is entered via a UPVC door providing access to the spacious hallway with cloakroom off. The lounge is set to the rear of the property with lovely views over the river. The kitchen sits to the front of the property and provides plentiful storage and worktop space. Bedroom 3 also sits to the rear and could equally be set up as a second living room / dining space. A staircase leads to the second floor landing with two double bedrooms, box room and bathroom.

Kitchen

The kitchen is fitted with a great range of wall and base units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven and a ceramic 4-ring hob. There is also under-counter spaces for a fridge/freezer and washing machine.

Bathroom

The bathroom on the second floor is fitted with a three-piece suite including WC, pedestal basin and bath with mixer shower and modern laminated splashbacks.

There is also a handy WC on the ground floor.



Location

The property is located within a well-established residential and commercial district close to shops, bars and restaurants within Galashiels town centre. Car parking is available close-by.

The Galashiels Interchange is located directly across the road, 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.

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

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

Services

All mains services are present, including water, electricity, gas & drainage.

Council Tax

Council Tax Band B.

Viewings

Viewings are strictly by Appointment via James Agent.

Home Report

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

Offers

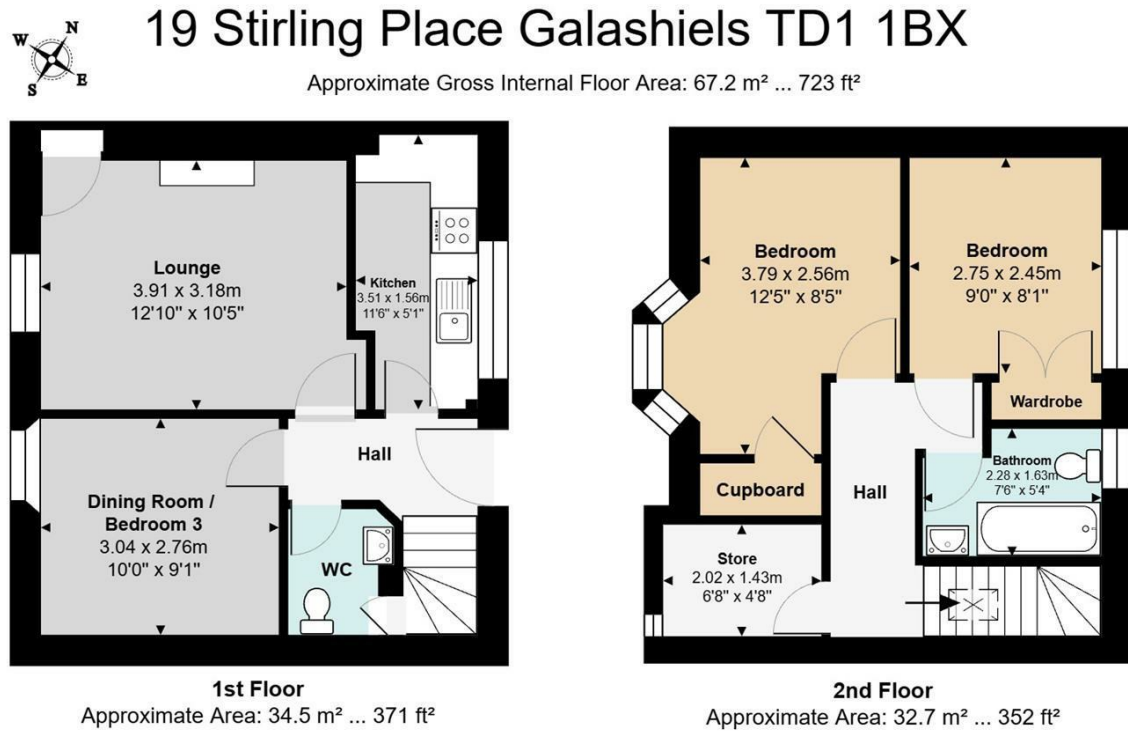
All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





Floor Plans

Location Map

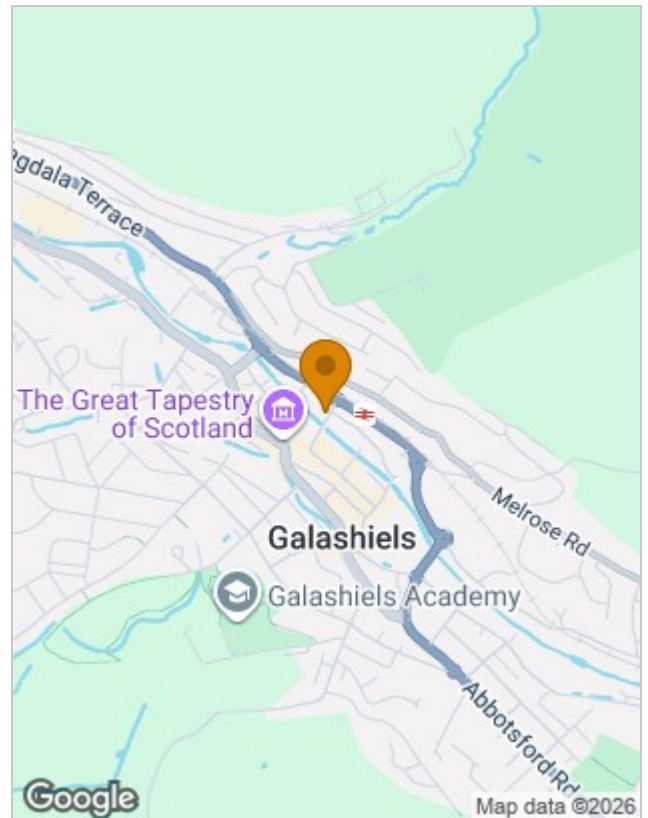


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

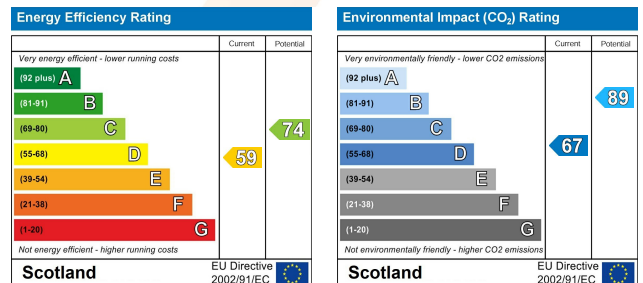


Viewing

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



Energy Performance Graph



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