



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



55 Meigle Street, Galashiels, TD1 1LN

Guide price £120,000



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55 Meigle Street Galashiels, TD1 1LN

- First Floor Maisonette
- Ideal First Time Buy
- Great Local Schooling
- Popular Residential Area
- Three Bedrooms
- Local Amenities Close By
- Gas Central Heating and Double Glazing
- Well-Proportioned Accommodation

We are delighted to bring to market this three bedroom maisonette in a very popular residential area close to Galashiels Town Centre. The property benefits from wonderful views over the town and to the hills beyond, as well as well-proportioned accommodation, gas central heating and a garden.

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.

ACCOMMODATION

- HALLWAY - LOUNGE - KITCHEN - 3 BEDROOMS - SHOWER ROOM -



Internally

A welcoming entrance hall provides access to the first floor accommodation, with a useful storage cupboard and staircase leading to the second floor.

To the front of the property, the spacious lounge is flooded with natural light, creating a comfortable setting for both everyday living and entertaining. To the rear, the well-proportioned kitchen offers an excellent range of worktop and storage space, making it a practical and functional area for cooking and dining.

The second floor hosts three well-appointed bedrooms. Two generous double bedrooms benefit from attractive bay windows that enhance the sense of space and light, while the third bedroom offers excellent flexibility as a child's bedroom, nursery or home office.

Completing the upper floor is a contemporary shower room, fitted with a walk-in shower, wash hand basin and WC. Additional storage cupboards on the landing provide valuable everyday practicality.

Kitchen

The kitchen is fitted with a range of wall and base units and is overlaid with laminate effect worktops and incorporates a stainless steel sink with mixer tap. Integrated appliances include gas burner hob, electric oven and stainless steel extractor hood. There is also undercounter space for a free standing fridge, under counter freezer and washing machine. The kitchen is completed with tiled splashbacks.

Shower Room

The shower room is fitted with a three piece suite including WC, pedestal wash hand basin and shower enclosure.





Externally

The property benefits from an area of lawn and paving to the rear of the property.

Fixtures & Fittings

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

Services

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

Location

The property is located within a very popular residential area where local amenities are readily available nearby. There is a regular bus service which runs daily with a bus stop located in close proximity to the property. More comprehensive amenities 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.

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.

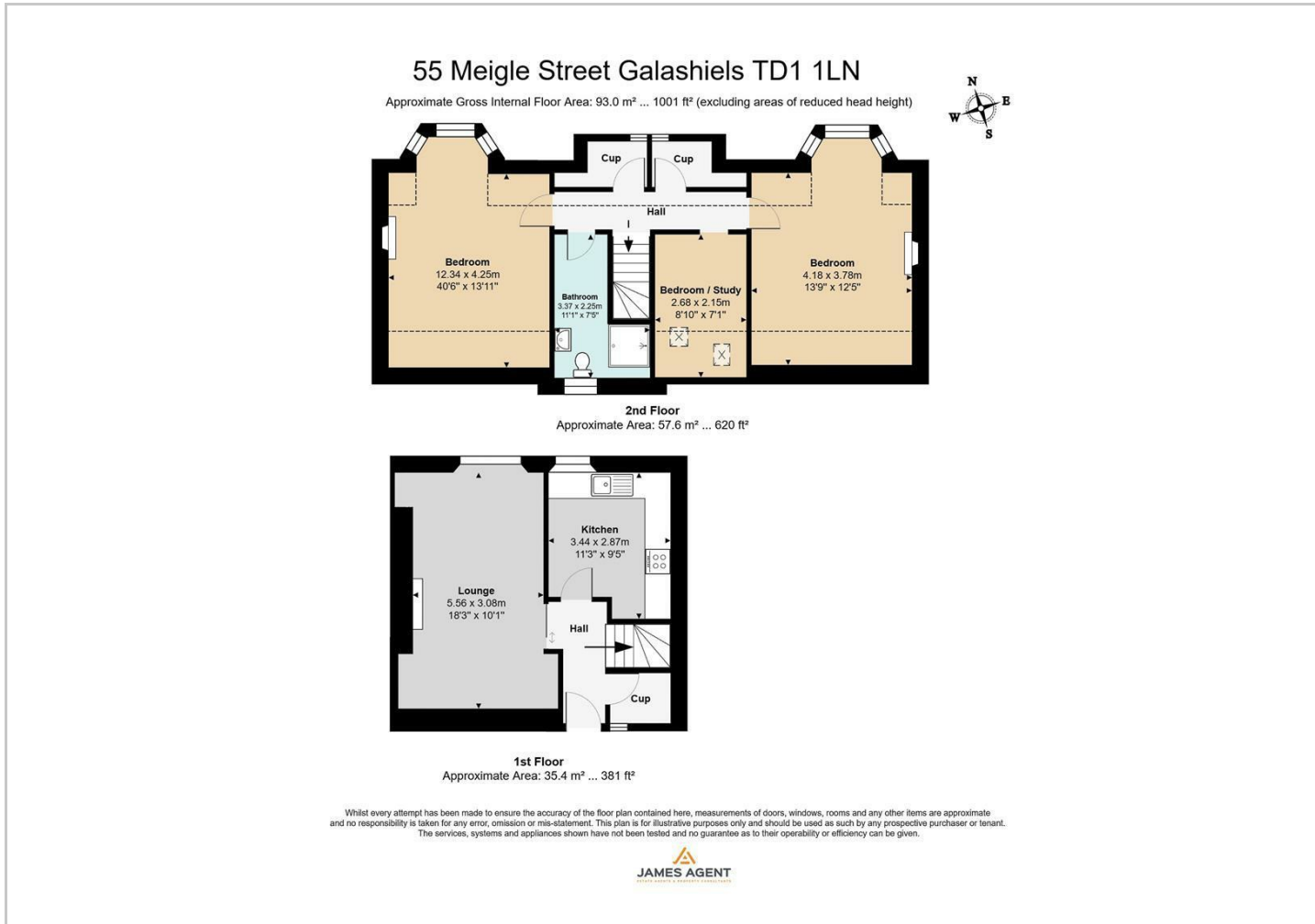
Offers

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



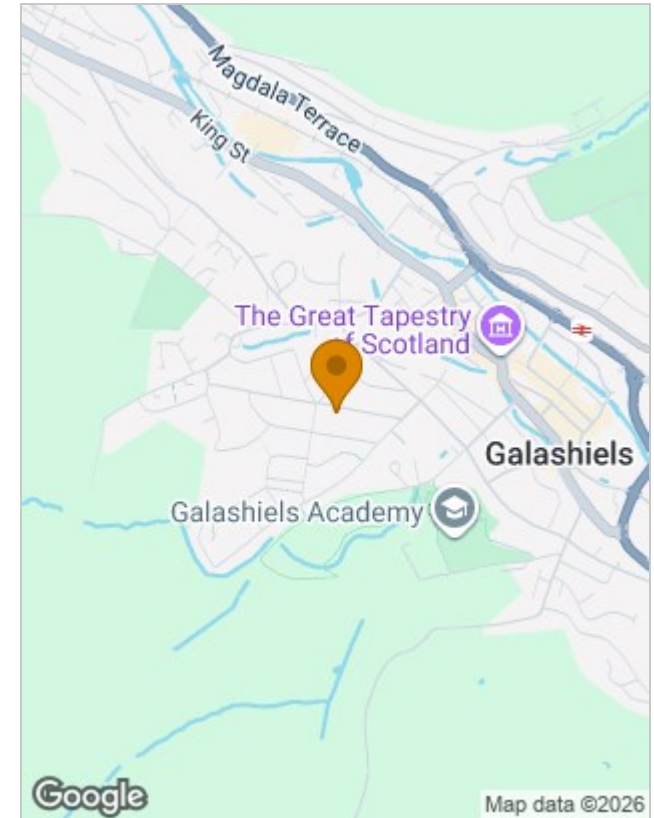
Viewing

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

