



104 St. Andrew Street, Galashiels, TD1 1DY

Guide price £75,000





104 St. Andrew Street Galashiels, TD1 1DY

- Ground Floor Apartment
- Ideal Downsizing Opportunity
- Short Distance from Train Station
- Close to Town Centre
- Investment Potential
- One Bedroom
- Gas Central Heating & Double Glazing
- Popular Residential Location
- Local Amenities Nearby

We are delighted to bring to market this attractive ground floor one-bedroom apartment in a very popular residential area close to Galashiels town centre. The property benefits a rear garden as well as well-proportioned accommodation, gas central heating and a private 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.

ACCOMMODATION

- HALLWAY - SITTING ROOM - KITCHEN - BEDROOM - BATHROOM -



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Internally

The property is found to be in good order throughout. The ground floor property is accessed via the street and leads in to the entrance hallway, there is direct access to the bathroom, bedroom and sitting room. The kitchen can be accessed via the sitting room.

Kitchen

The kitchen is fitted with a good range of wall and base units and is overlaid with laminated worktops and incorporates a stainless steel sink with mixer taps. There is also undercounter space for a washing machine and space at either end of the kitchen for a cooker and free standing fridge.

Bathroom

The bathroom is fitted with a 4 piece suite including WC, pedestal hand wash basin, shower cubicle and bath.

Externally

The garden is to the rear of the property and has an area of lawn and decking. There is also handy timber shed and an under stair store.



Location

The property is located within a well-established residential area close to shops, bars, restaurants and transport links. Educational facilities are within walking distance.

The Galashiels Interchange is also close-by, 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.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances will be included within the sale.

Services

Mains water, drainage and electricity. Gas central heating and double glazing.

Council Tax

Council Tax Band A.

Viewings

Viewings are strictly by appointment through James Agent.

Home Report

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

Offers

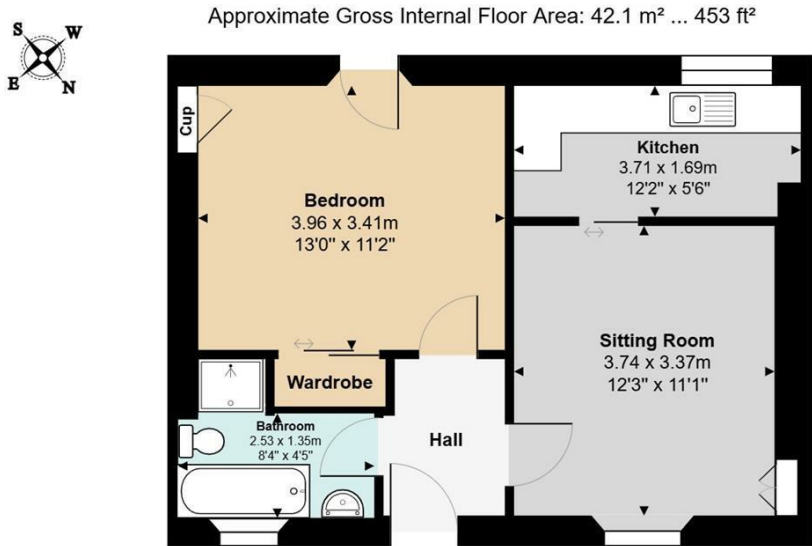
All offers should be submitted in writing to Standard Scottish Format. All Parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at anytime.





Floor Plans

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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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

