



27 Hall Street, Galashiels, TD1 1PJ

Guide price £100,000







# 27 Hall Street

Galashiels, TD1 1PJ

- 2 Bedroom Ground Floor Flat
- Ideal First Time Buy
- Gas Central Heating & Double Glazing
- Short Distance from Train Station
- Close to Town Centre
- Modern Fixtures and Fittings
- Investment Potential
- Popular Residential Location

We are delighted to offer this bright 2 bedroom ground floor apartment located in popular residential area just a short walk from the many amenities of Galashiels town centre. The property is well presented in excellent order throughout and benefits from gas central heating and double glazing.

## ACCOMODATION

ENTRANCE HALL - LOUNGE - KITCHEN - 2 BEDROOMS - BATHROOM



Guide price £100,000



### Internally

The access to the property is via the front door in to the entrance hallway. From the hallway, you have access to the lounge, bathroom, cupboard and two bedrooms. The well-equipped kitchen is accessed via the lounge.

### Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops incorporating a sink with mixer tap. There is an integrated electric oven, gas hob, extractor hood and fridge freezer.

### Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal wash basin and bath with mixer shower and laminated splashbacks.





### Location

The property is located within a very popular residential area. A fully comprehensive range of amenities and facilities are readily available a short distance away 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. 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, blinds and integrated appliances are to be included within the sale.

### Services

Mains water, electric and drainage. Gas Central Heating and double glazing.

### Council Tax

Council Tax Band B.

### Viewings

Strictly By Appointment via James Agent.

### 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.





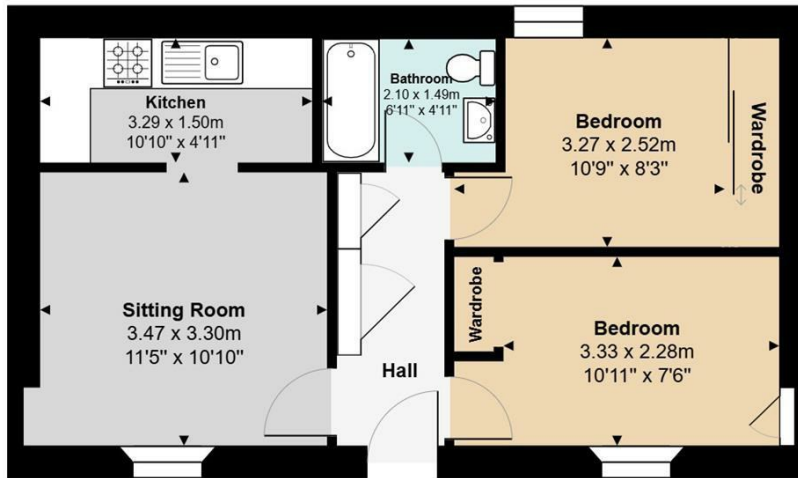




## Floor Plans

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Approximate Gross Internal Floor Area: 44.1 m<sup>2</sup> ... 475 ft<sup>2</sup>



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

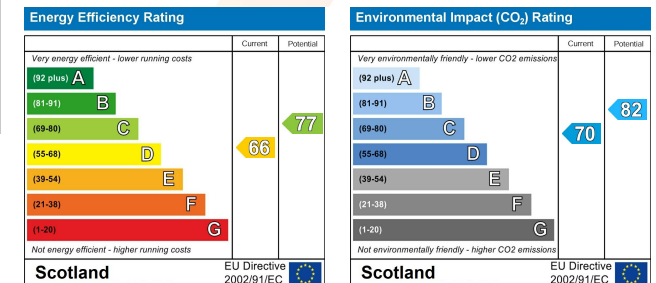
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



### Energy Performance Graph



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB