



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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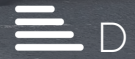


www.jamesagent.co.uk



62 High Street, Galashiels, TD1 1SE

Guide price £165,000





62 High Street Galashiels, TD1 1SE

- Townhouse Apartment
- Modern Fixtures & Fittings
- Large Roof Terrace
- Investor Potential
- Three Bedrooms
- Private Entrance
- Ideal First Time Buy
- Close to Amenities

We are delighted to bring to market this immaculate 3 bedroom Townhouse Apartment in the centre of Galashiels within walking distance of Galashiels Train Station and Transport Interchange. The property comprises of three spacious bedrooms, a modern kitchen and shower room, handy WC, lounge and large roof terrace with decking.

Perfectly positioned, the property enjoys a highly convenient location less than five minute walk from the excellent range of shops, cafés and amenities within Galashiels town centre. Combining generous living space, quality finishes and superb accessibility, this is a standout home in a prime central setting.

ACCOMODATION

- ENTRANCE HALLWAY - KITCHEN - LOUNGE - 3 BEDROOMS - SHOWER ROOM - ROOF TERRACE -



Internally

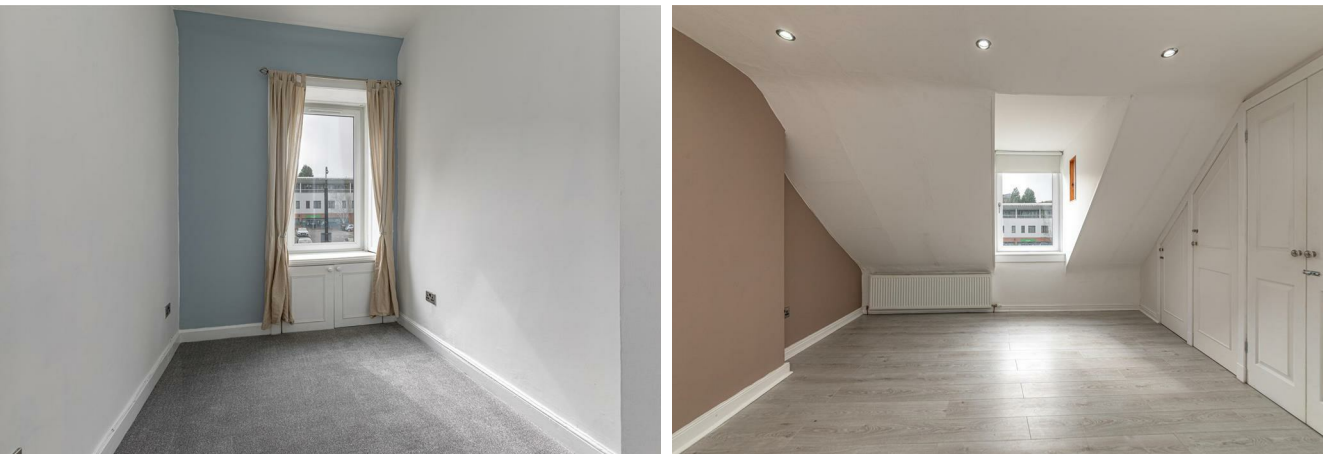
This impressive and well-proportioned home is arranged over two floors, offering a superb balance of living and entertaining space, alongside generously sized bedrooms and a private roof terrace.

The property is entered via a welcoming entrance hall, providing a practical and private point of arrival with space for coats and shoes, and access to the upper floors.

The first floor forms the heart of the home, designed with both comfort and functionality in mind. To the front, a bright and spacious lounge enjoys excellent proportions, ideal for relaxing or entertaining guests. To the rear, a well-appointed kitchen offers ample worktop and storage space, with room for dining, creating a sociable and practical environment for everyday living. This floor also accommodates a third bedroom, perfect as a guest room, nursery or home office, along with a convenient WC. A central staircase connects all levels.

The top floor comprises two generous double bedrooms. The principal bedroom is particularly impressive, featuring excellent proportions and direct access to a private roof terrace—an ideal spot for outdoor dining or unwinding. The second bedroom is also well-sized and benefits from built-in storage. A modern shower room serves this floor, thoughtfully positioned between the bedrooms.

A standout feature of the property is the substantial roof terrace, offering a rare and valuable outdoor space with ample room for seating and entertaining.





Kitchen

The modern kitchen is fitted with a great range of wall and base units and is overlaid with laminated worktop and integrates a ceramic sink bowl with mixer tap. Integrated appliances include electric oven, gas burner hob and overhead extractor hood. There is also undercounter space for a washing machine, dishwasher and tumble dryer. The kitchen is completed with matching laminated splashbacks.

Shower Room

The recently refurbished shower room gives the home a luxurious feel. The shower room is fitted with a three piece suite including WC, double vanity sink unit and walk in shower with overhead waterfall head. The shower room is completed with marble effect tiled splashbacks, underheated tiled flooring.

Externally

There is a delightful rooftop terrace accessed via a set of double glazed doors from the Master Bedroom. Laid with decking, this provides the perfect outdoor space to relax or entertain.

Location

The property is located within the very heart of Galashiels town centre close to shops, bars, restaurants and Schools.

The Galashiels Interchange is also very 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 are to be included within the sale. All white goods are to be included within the sale.

Services

All mains services are present including water, electricity, gas and 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.

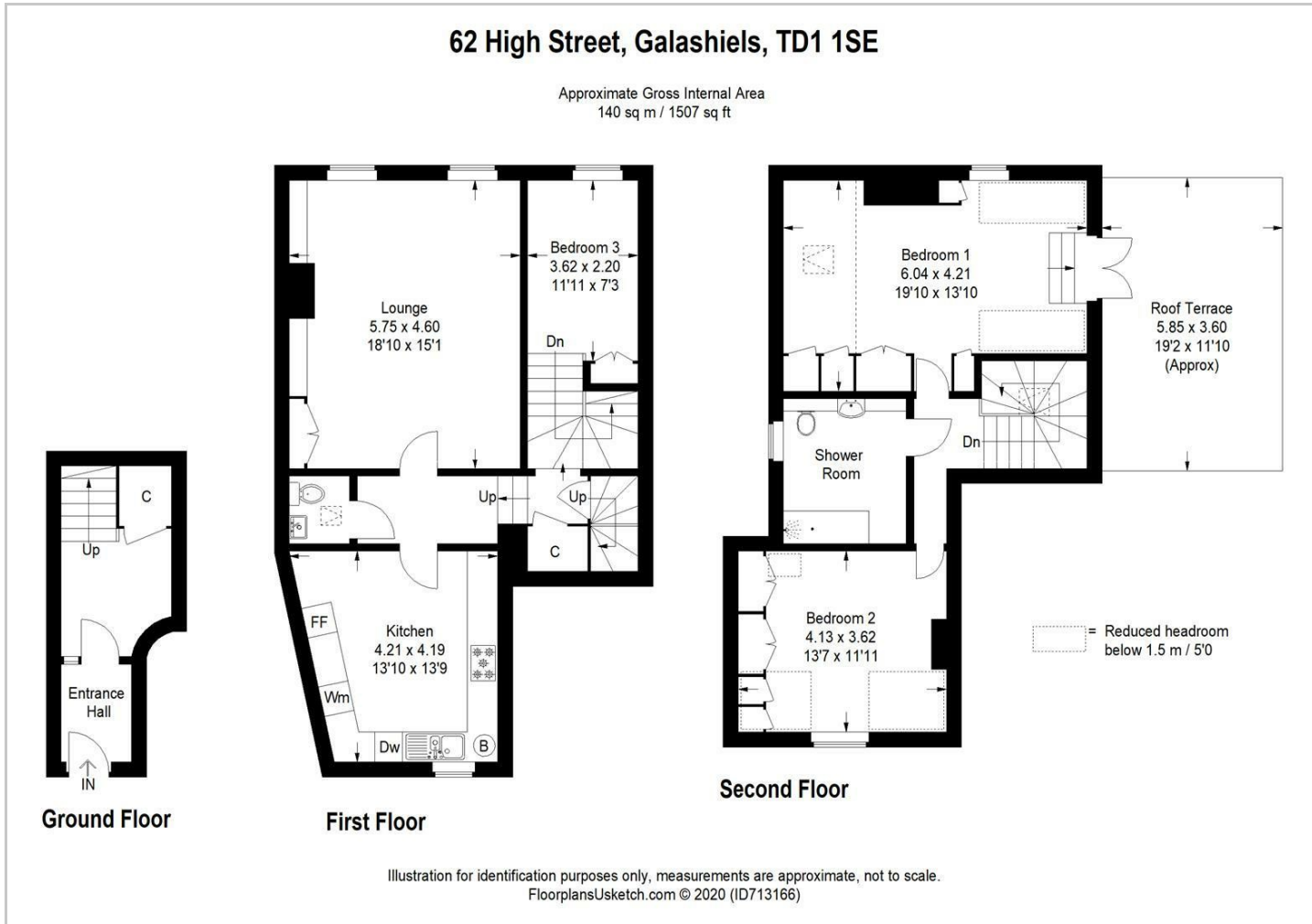
Offers

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



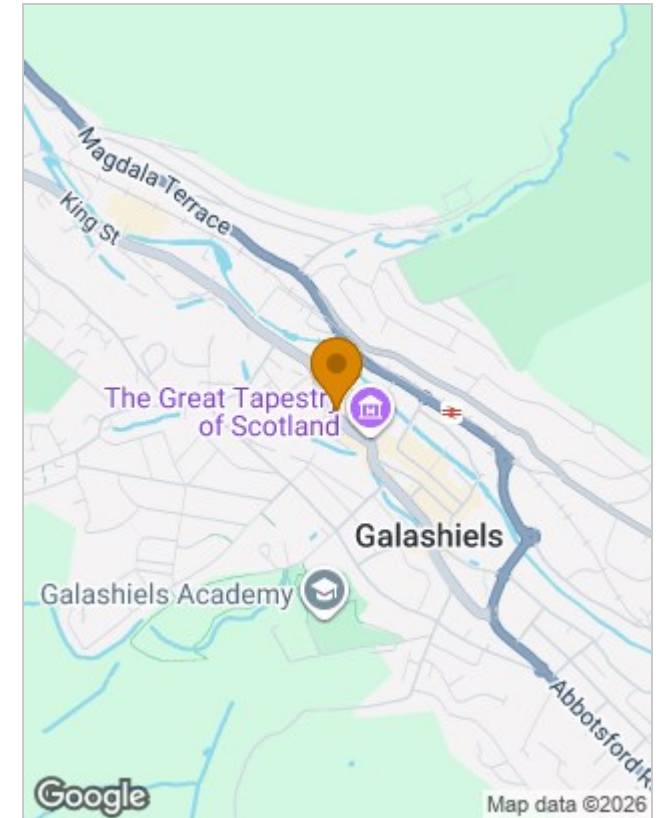
Viewing

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

