



4 Douglas Place, Galashiels, TD1 3BT

Offers over £79,000









## 4 Douglas Place, Galashiels, TD1 3BT

- 2 Bedroom Maisonette
- Gas Central Heating
- Communal Garden
- Ideal First-Time Buy
- Popular Residential Location
- Double Glazing
- Investment Potential
- Unrestricted On-Street Parking

4 Douglas Place is a spacious two-bedroom upper maisonette located in a much sought-after residential location just a stones throw from Galashiels Public Park and only five minutes walk to all amenities within Galashiels town centre. The property provides an ideal first-time buy or rental investment. The property benefits from gas central heating and double glazing. The property further benefits from a communal gardens and unrestricted on-street parking.

### ACCOMMODATION

- HALLWAY - LOUNGE - KITCHEN - SHOWER ROOM - TWO BEDROOMS -



Offers over £79,000



### Internally

The property is entered via a UPVC front door into the welcoming hallway. The spacious lounge is set to the front of the property and connects through to the kitchen. The shower room and bedroom complete the first floor accommodation. A staircase leads to the second floor landing and attic bedroom.

### Kitchen

The kitchen is fitted with white base and wall cabinetry overlaid with laminated worktops incorporating a stainless-steel sink unit with mixer tap. There are freestanding appliance spaces for fridge, cooker and washing machine.

### Shower Room

The shower room is fitted with a 3-piece suite including WC, pedestal basin and shower enclosure with electric shower and laminated splashbacks.

### Externally

There are communal gardens to the rear of the property largely laid to lawn.



### Services

All mains services.

### Location

The property is located within a very popular residential area where local amenities are readily available nearby including Galashiels Public Park. There is a regular bus service which runs daily with a bus stop located short walk away on Abbotsford Road. A full fully comprehensive range of amenities and facilities 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.

### EPC Rating

Current EPC Rating D59.

### Council Tax

Council Tax Band B.

### Home Report

A copy of the Home Report can be downloaded from our website 24/7.

### Viewings

Strictly By Appointment Only 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.

### Special Note

Please note, no warranties will be given in respect of the appliances or systems in the property. The property is sold as seen.

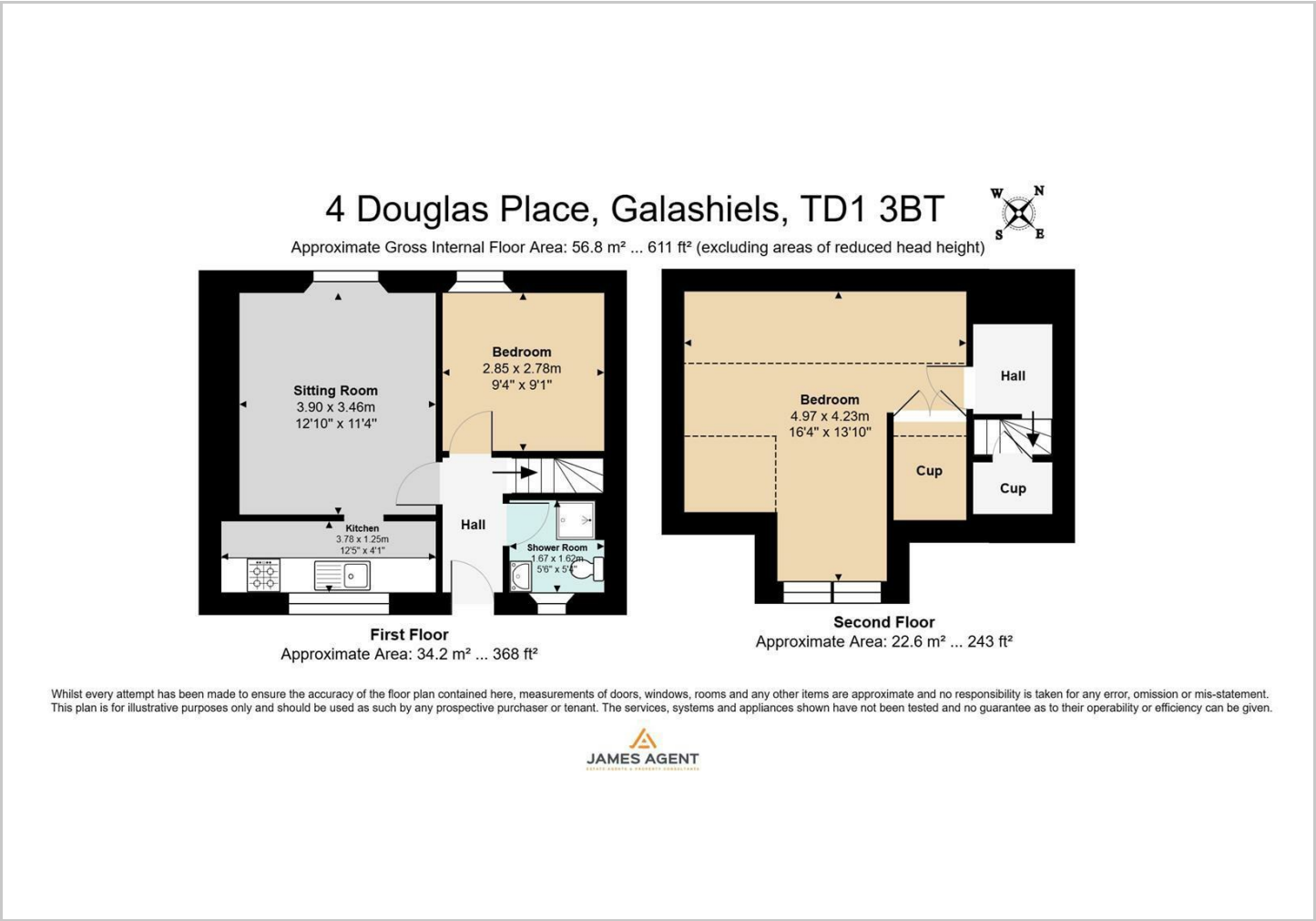








Floor Plans

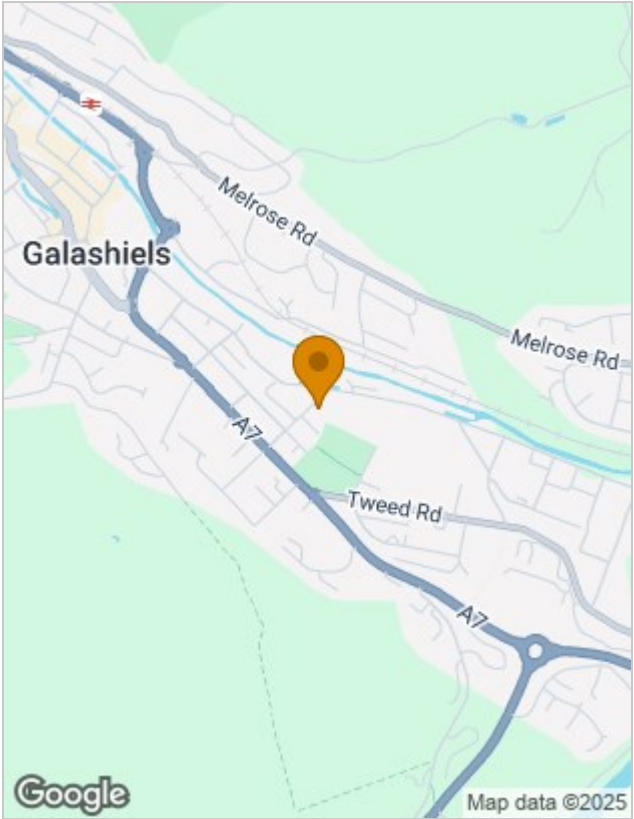


Viewing

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.

Location Map



Energy Performance Graph

