



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



91 High Buckholmside, Galashiels, TD1 2HP

Offers over £45,000



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91 High Buckholmside, Galashiels, TD1 2HP

- 1 Bedroom Apartment
- Potential Rental Investment
- Train Station Nearby
- Close to Town Centre
- Double Bedroom
- Ideal First Time Buy
- Popular Residential Location
- Unrestricted On-Street Parking

91 High Buckholmside is a well-presented one bedroom apartment located just a stone's throw from all local amenities and transport links within Galashiels town centre. The property benefits from being recently refreshed with neutral decor and new floor coverings, providing a turnkey first-time buy or rental investment. The property benefits from electric panel heaters and double glazing, with the large windows in the lounge having been recently replaced.

ACCOMMODATION

- LOUNGE - KITCHEN - SHOWER ROOM - KITCHEN -



Internally

The property is entered on street level into the bright lounge where you can also access the double bedroom and shower room. The kitchen is located on the lower ground floor and is accessed via the staircase in the lounge. The property benefits from electric panel heaters and double glazing.

Kitchen

The kitchen is fitted with a good range of wall and base units finished with laminate worktops incorporating a stainless-steel sink with mixer tap and tiled splashbacks. There are freestanding appliance spaces for a cooker, washing machine and fridge/freezer.

Shower Room

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





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.

Fixture & Fittings

All fitted carpets, floor covering and integrated appliances are to be included within the sale.

Services

All mains services, electric heating and double glazing.

Council Tax

Council Tax Band A.

Home Report

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

Viewings

Strictly by Appointment via James Agent.

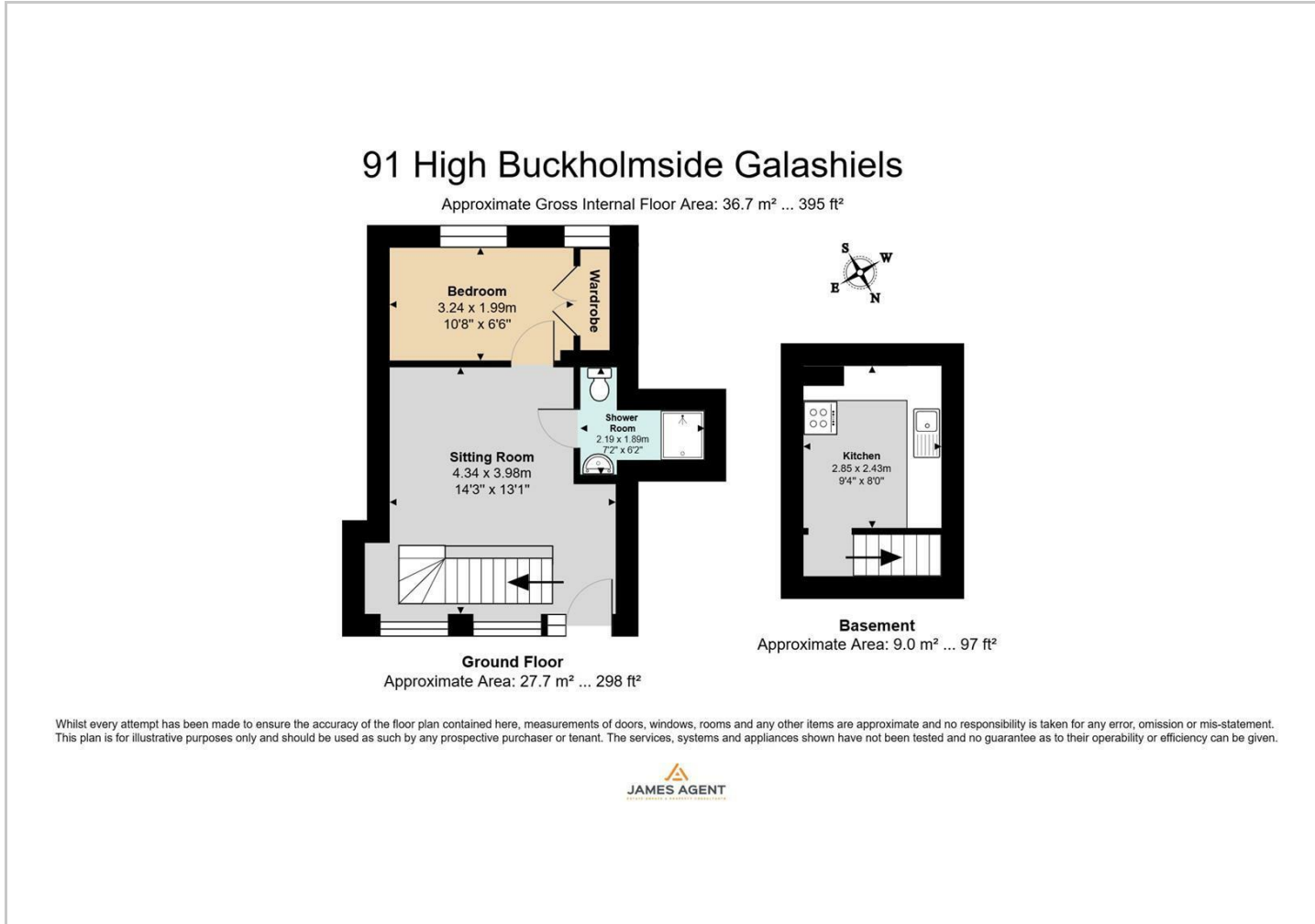
Offers

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 reserves the right to accept any offer at any time.

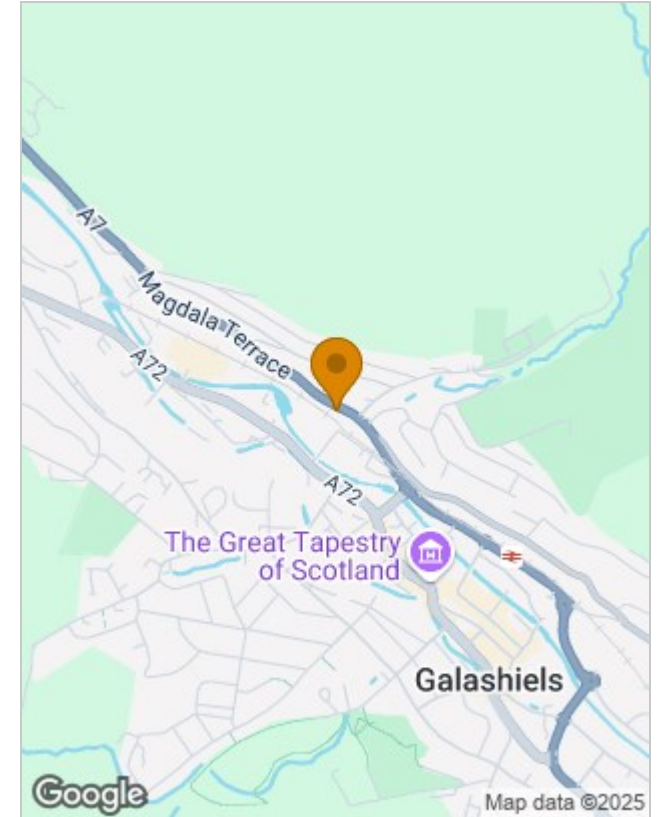




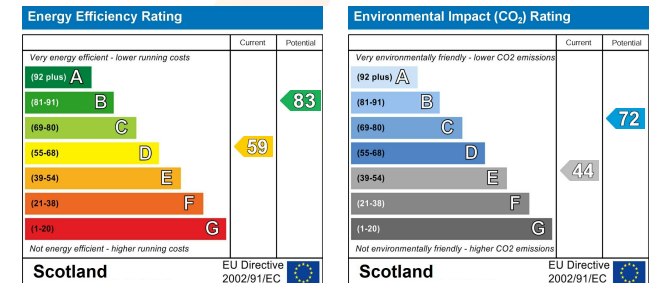
Floor Plans



Location Map



Energy Performance Graph



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.