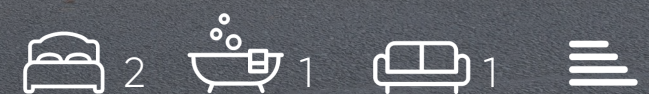




164 Wood Street, Galashiels, TD1 1QY

Guide price £90,000





164 Wood Street Galashiels, TD1 1QY

- First Floor Apartment
- Large Rear Garden
- Schooling Close-by
- Ideal First-Time Buy
- Cellar Store
- Two Double Bedrooms
- Gas Heating & Double Glazing
- Popular Residential Location
- Investor Potential
- On-Street Parking

164 Wood Street is a spacious two bedroom first floor quarter villa located in a popular residential area, just a short distance from all local amenities and facilities within the centre of Galashiels. The property provides an ideal opportunity for a first-time buyer or investor benefiting from a main door entrance, well-proportioned accommodation, generous private gardens, double glazing and gas central heating. There is also a cellar for additional storage.

ACCOMODATION

- SITTING ROOM - KITCHEN - BATHROOM - 2 BEDROOMS - WALK IN CUPBOARD -



Guide price £90,000



Internally

The property is entered at ground level into the vestibule. A staircase leads up to the spacious hallway which includes a large storage cupboard. The lounge is a fantastic size with plentiful storage. The kitchen is well-equipped and enjoys views over the rear garden. There are two double bedrooms with built in storage. The bathroom completes the accommodation.

Kitchen

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

Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal hand wash basin and bath with overhead shower, mixer tap and tiles splashbacks.

Externally

The property benefits from a very generous rear garden, ideal for entertaining and relaxing, which is laid with lawn and is bound by timber fencing.



Services

All mains services, gas central heating and double glazing.

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.

Fixtures & Fittings

All fitted carpets, floor coverings and curtain poles are to be included within the sale.

Council Tax Band

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 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.



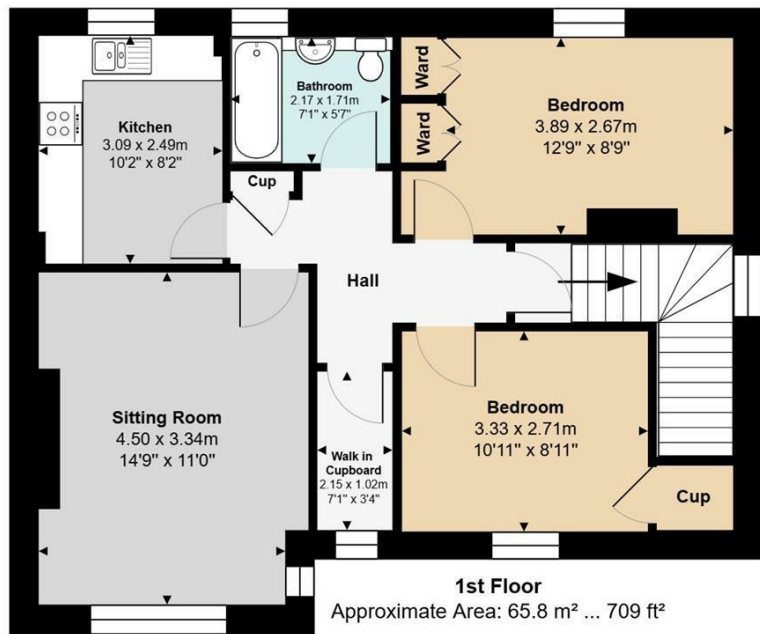


Floor Plans



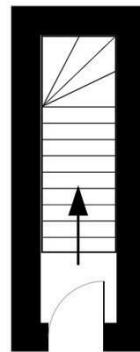
164 Wood Street Galashiels TD1 1QY

Approximate Gross Internal Floor Area: 69.8 m² ... 752 ft²



1st Floor

Approximate Area: 65.8 m² ... 709 ft²



Entrance

Approximate Area: 4.0 m² ... 43 ft²

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.

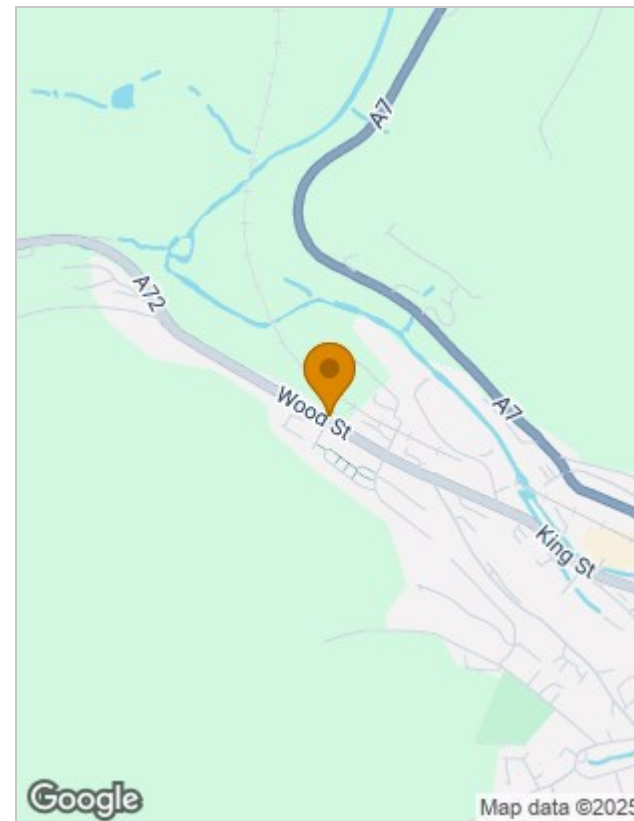


Viewing

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

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB