



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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109B Scott Street, Galashiels, TD1 1DU

Guide price £90,000



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# 109B Scott Street Galashiels, TD1 1DU

- Upper Maisonette
- Spacious Lounge
- Gas Central Heating
- Great Rental Investment
- Close to Town Centre
- Two Bedrooms
- Private Garden Area
- Ideal First Time Buy
- EICR Certificate Available
- Unrestricted On-Street Parking

109B Scott Street is a bright and spacious two-bedroom upper maisonette located in a very popular residential location, just a short walk from Galashiels town centre. The property boasts well-proportioned accommodation over two levels providing an ideal opportunity for either a first-time buyer or investor. The property further benefits from gas central heating, double glazing and private gardens.

The property is situated close to a variety of local amenities including local shops, hair salons, swimming pool and the Scott Park. Galashiels town centre is within easy walking distance, including the Galashiels Railway Station and Transport Interchange. A great range of schooling is available nearby including the well-regarded Burgh Primary School and Galashiels Academy.

## ACCOMMODATION

- ENTRANCE HALLWAY - STORE - LOUNGE / DINING ROOM - KITCHEN 0 HALL LANDING - TWO BEDROOMS - SHOWER ROOM -



Guide price £90,000



## Internally

The property is entered via a UPVC multi-locking front door into the entrance hallway. The lounge is of a good size with plentiful space for lounge and dining furniture. The bright kitchen enjoys a view over towards the garden. On the second floor, the hall landing gives access to two double bedrooms and the shower room.

## Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with stone-effect worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven and 4-ring hob with extractor hood and stainless steel splashback. There are freestanding spaces for a tall fridge freezer and washing machine.

## Shower Room

The generous shower room is fitted with a 3-piece suite including WC, vanity sink and quadrant shower enclosure with mixer shower and tiled splashbacks.

## Externally

There is a small area of private gardens to the rear of the property laid to lawn.

## Outbuildings

There is a brick built outbuilding located to the front of the property.

## 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, curtain poles and integrated appliances are to be included within the sale.

### Council Tax

Band B.

### Home Report

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

### 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.

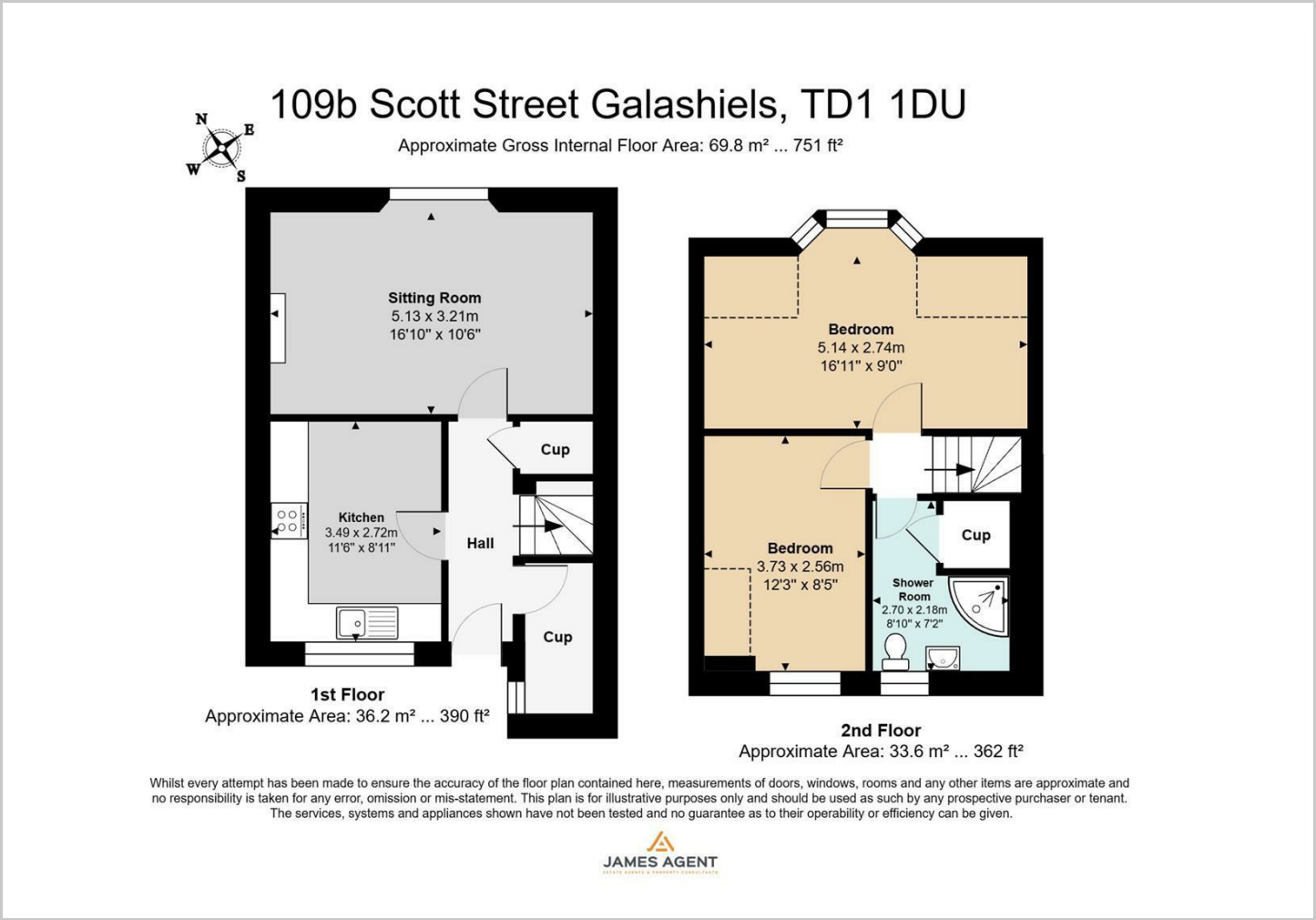








Floor Plans



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

