



01896 808 777



[enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk)



[www.jamesagent.co.uk](http://www.jamesagent.co.uk)



**75 St. Andrew Street, Galashiels, TD1 1DZ**

**Guide price £55,000**

75 St Andrew Street is an ideal rental investment opportunity located within a popular residential area close to Galashiels town centre and local transport links including the Galashiels railway station. The property benefits from an open-plan lounge / kitchen, double bedroom and recently refurbished shower room.

ACCOMMODATION

HALLWAY - OPEN PLAN LOUNGE / KITCHEN - SHOWER ROOM - BEDROOM

### Internally

The property is entered via a uPVC multi-locking door which gives access to the Hallway. The open-plan lounge / kitchen provides a great living space with plentiful light. The bedroom is accessed via the lounge and benefits from its own back to the communal garden grounds. A modern shower room completes the accommodation. The property is benefits from gas central heating and double glazing.

The Kitchen includes a range of wall and base units with laminate worktops incorporating a stainless-steel sink unit. There is a 4-ring electric hob and integrated oven. There are designated appliance spaces for a freestanding fridge-freezer and washing machine.

The Shower Room comprises a WC, wash hand basin and level access shower area surrounded by laminated splashbacks incorporating an electric shower.

### Externally

There is a small area of communal garden grounds to the rear of the property which are generally unbounded and accessed via a communal pathway.

### Location

The property is located within a popular residential area close to shops, bars, restaurants, Primary and Secondary Schools and the local Swimming Pool.

The Galashiels Interchange is also 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

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

### Services

All mains services, gas central heating and double glazing.

### Council Tax

Band A.

### Viewings

By Appointment Only 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 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.

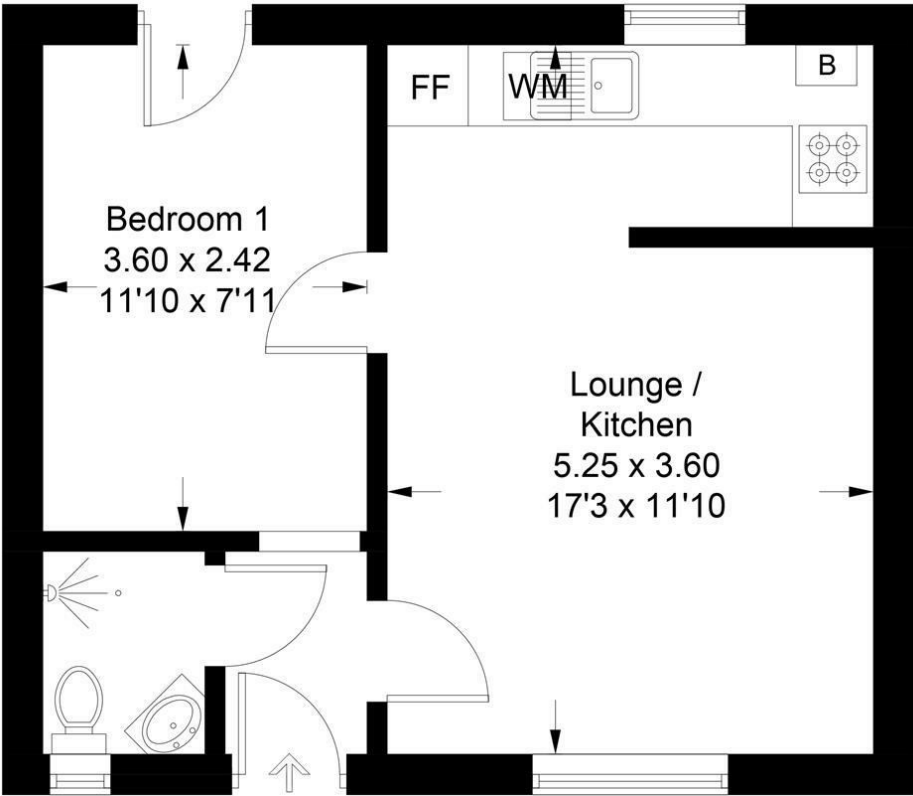




Floor Plan

75 St. Andrew Street, Galashiels, TD1 1DZ

Approximate Gross Internal Area = 32.5 sq m / 350 sq ft



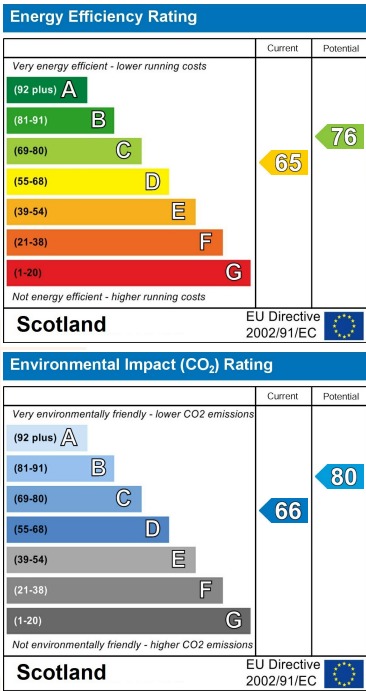
Ground Floor

Illustration for identification purposes only, measurements are approximate,

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.