



200 Magdala Terrace, Galashiels, TD1 2HY

Guide price £99,950









# 200 Magdala Terrace Galashiels, TD1 2HY

- 2 Bedroom Apartment
- Modern Fixtures & Fittings
- Ideal First Time Buy
- Lower Ground Floor
- Private Gardens
- Rental Investment

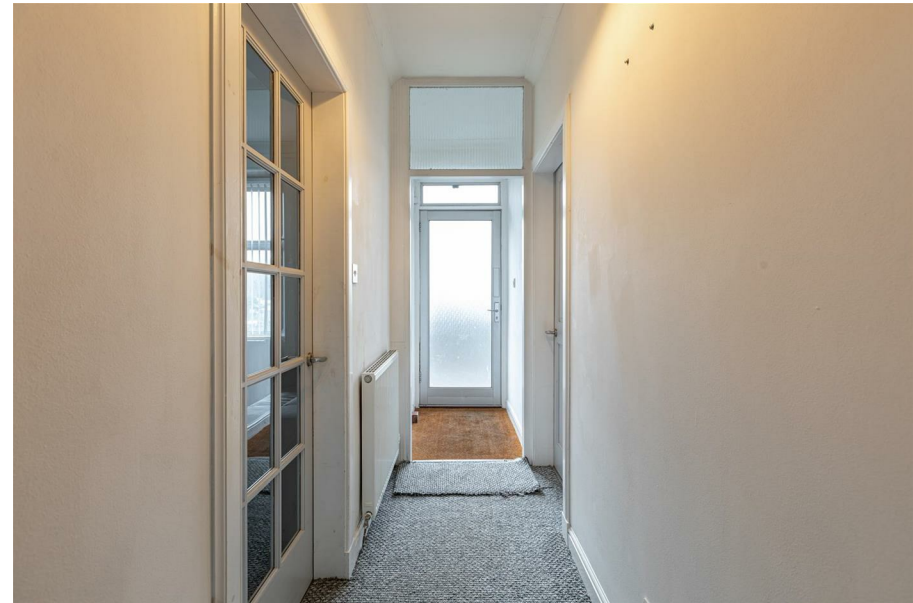
We are delighted to bring to the market this well presented 2 bedroom lower ground floor apartment located within a popular residential area just a short walk to Galashiels town centre, ideal for a first-time buyer or rental investment.

The property is situated close to a variety of local amenities including Aldi supermarket, restaurants and retail shopping. 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.

- HALLWAY - KITCHEN/LIVING ROOM - SHOWER ROOM - 2 BEDROOMS -



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## Internally

The property is found in good order throughout, decorated in neutral tones and with modern fixtures and fittings, and benefits from gas-fired central heating and double glazing, as well as an attractive wood-burning stove in the living room.

## Kitchen

The kitchen is fitted with a good range of high gloss wall and base units finished with stone-effect worktops incorporating a breakfast bar and a stainless-steel sink with mixer tap. Appliances include an electric oven, four-ring electric hob with extractor hood, with spaces for a free standing fridge freezer and washing machine.

## Shower Room

The shower room is fitted with a modern 3-piece suite including; WC, wash hand basin and shower enclosure with mixer shower and easily maintained laminated splashbacks.

## Externally

The property has the benefit of a spacious decking area, as well as a private garden to the rear which is primarily laid to lawn.



### Location

The property is located within a 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 integrated appliances are to be included within the sale.

### Services

All mains services, gas central heating and double glazing.

### Council Tax

Band A.

### Viewings

Strictly By Appointment Only via James Agent.

### Home Report

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

### 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.

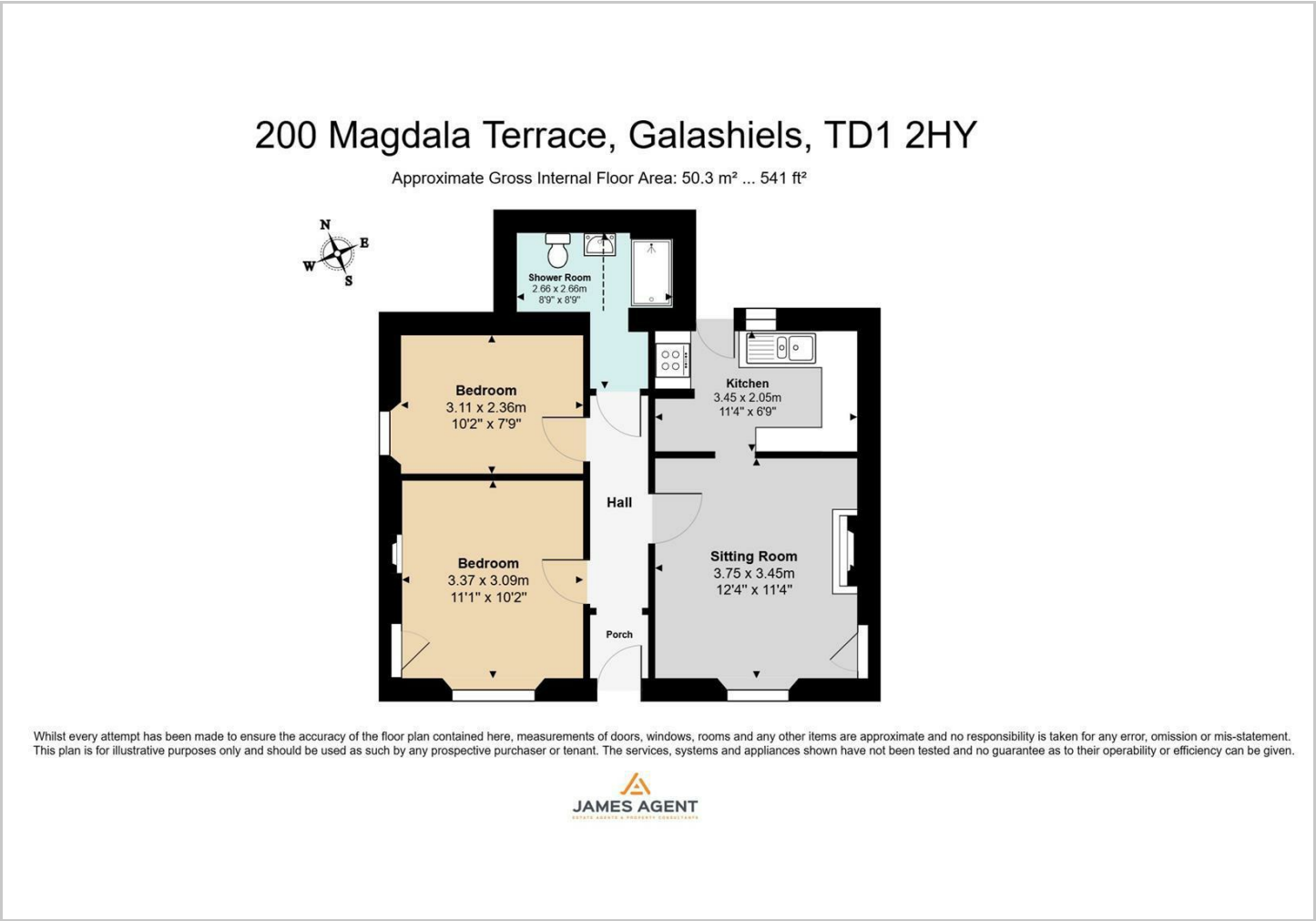








Floor Plans



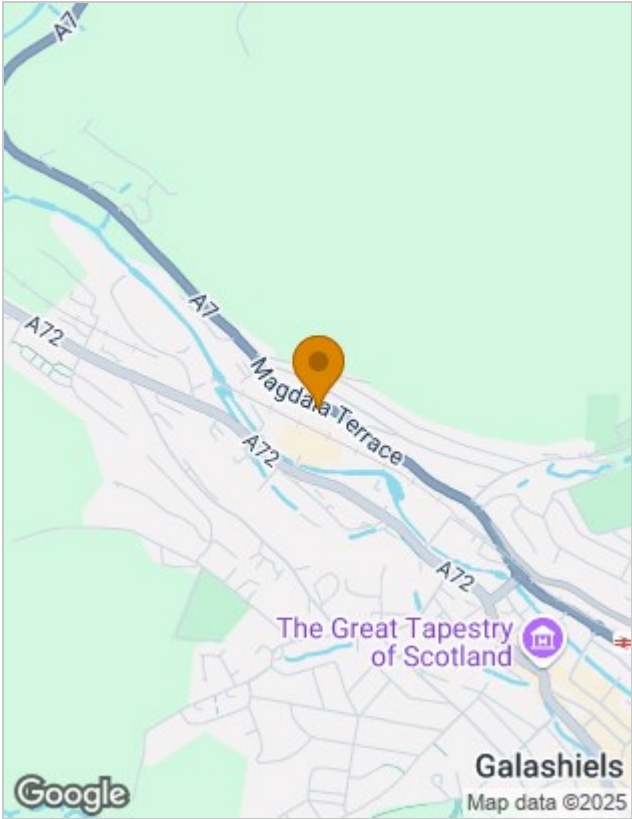
Viewing

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.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

