



22 Halliburton Place, Galashiels, TD1 2JE

Offers over £79,000





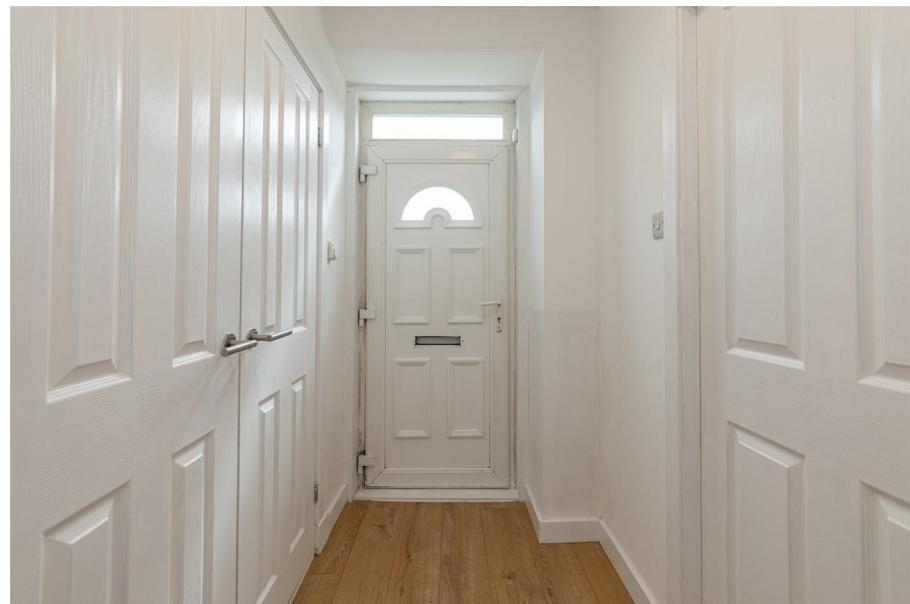
Offers over £79,000

# 22 Halliburton Place Galashiels, TD1 2JE

- Ground Floor Apartment
- Well Presented Throughout
- Popular Residential Location
- 2 Bedrooms
- Private Garden
- Double Glazing

We are delighted to bring to the market this bright, well-presented two bedroom ground floor apartment located in a very popular residential area just a short walk from Galashiels town centre and Transport Interchange. The property benefits from modern fixtures and fittings as well as a private garden to the rear. The property provides the perfect opportunity for either a first time buyer or someone wishing to downsize into an easily manageable ground floor property.

- HALLWAY - LOUNGE - KITCHEN - BATHROOM - 2 BEDROOMS -



## Internally

The property is in good decorative order throughout and benefits from all mains services, modern Kitchen and Bathroom fittings, GCH and UPVC double glazing.

## Kitchen

The kitchen is fitted with a range of modern wall and base units with a stainless steel sink. Integrated appliances include an electric oven, hob, extractor hood and fridge/freezer, with space for a freestanding washing machine.

## Bathroom

The modern bathroom is fitted with a 3-piece suite including WC, pedestal basin and panel bath with shower over.

## Externally

The property benefits from an area of private garden ground to the rear, currently laid to lawn.



### Location

The property is located close to the the centre of Galashiels. A fully comprehensive range of amenities and facilities are readily available nearby 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.

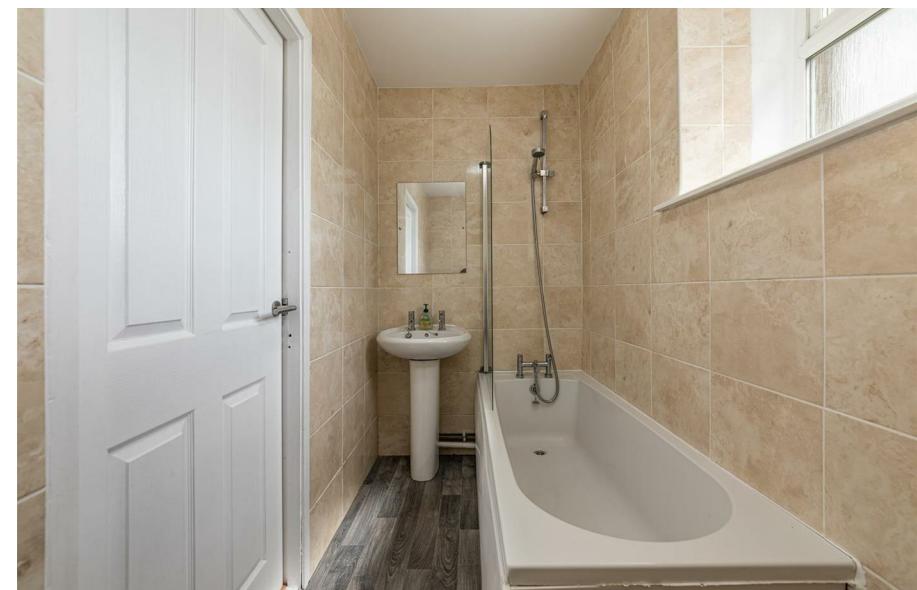
Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and 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.

### Services

Mains water, gas, electric and drainage. Gas Central Heating and double glazing.

### Fixtures & Fittings

All fitted floor coverings are to be included within the sale.



### Council Tax

Council Tax Band B.

### Home Report

A copy of the Home Report is available to download 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 also reserves the right to accept any offer at any time.



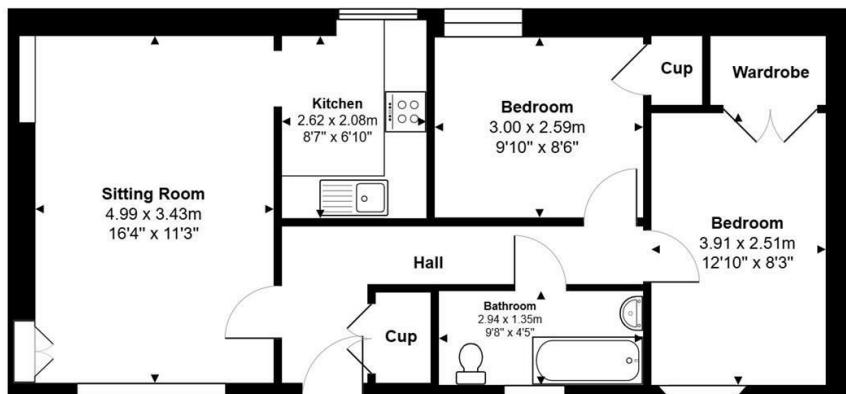
## Floor Plans

## Location Map



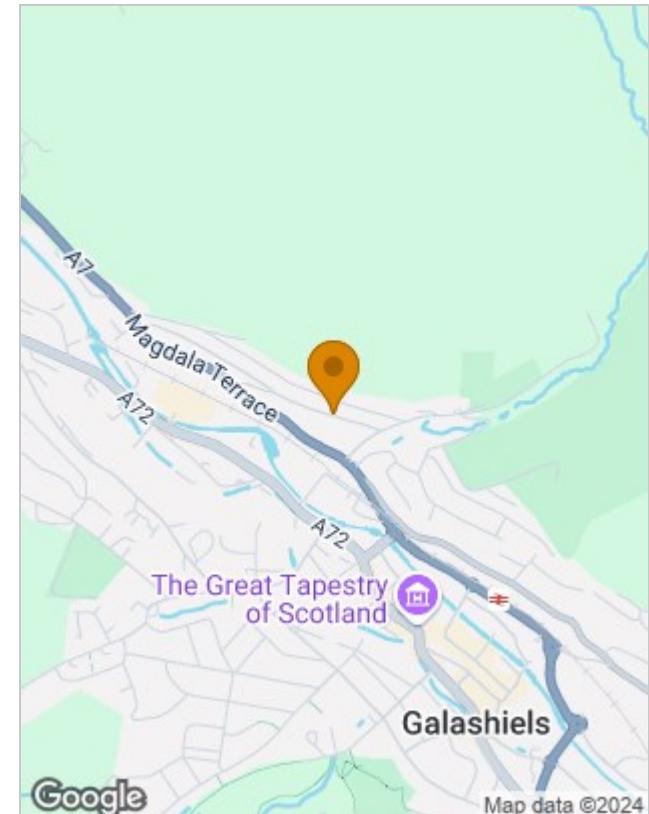
### 22 Halliburton Place Galashiels TD1 2JE

Approximate Gross Internal Floor Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>



Approximate Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>

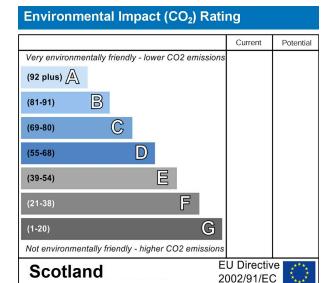
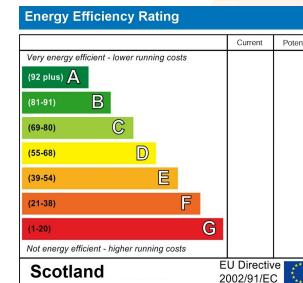
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

## Energy Performance Graph



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.