



21 Balnakiel Terrace, Galashiels, TD1 1RW

Guide price £155,000





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# 21 Balnakiel Terrace, Galashiels, TD1 1RW

- 3 Bedroom House
- Fantastic Views
- Private Gardens
- Residents Parking
- Close to Train Station
- 2 Public Rooms
- Ideal First-Time Buy
- Quiet Residential Location
- Schooling Nearby
- Easy Commute to Edinburgh

We are delighted to offer this 3 bedroom mid-terraced family home with a private south facing back garden benefitting from fantastic views over the surrounding countryside. The property is presented in good order throughout and is located in a popular residential area close to all local amenities and transport links within Galashiels town centre. Residents parking is readily available and there is also a bus stop located nearby with regular services to-and-from Galashiels town centre.

## ACCOMMODATION

- ENTRANCE HALL - LOUNGE - DINING ROOM - KITCHEN - CLOAKROOM - HALL LANDING - THREE BEDROOMS - FAMILY BATHROOM - CONSERVATORY -



## Internally

The property offers bright, well-presented accommodation over two levels. On the ground floor, there is a welcoming entrance hallway with large storage cupboard, bathroom and two bedrooms. Stairs lead to the mid-level landing with conservatory, cloakroom and bedroom. The staircase continues to the second floor galleried landing, providing access to the lounge and dining kitchen. The property further benefits from an abundance of storage, double glazing and gas central heating.

## Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a 1.5 bowl stainless-steel sink with mixer tap. There are freestanding appliances spaces for a cooker, washing machine and tall fridge / freezer.

## Bathroom Facilities

The family bathroom is fitted with a 3-piece suite including WC, wash-hand basin and bath with classic tiling and electric shower over.

The cloakroom is fitted with a WC and wash hand basin.



#### Fixtures & Fittings

All fitted carpets / floor coverings are to be included within the sale. The freestanding appliances may be available by separate negotiation.

#### Council Tax

#### EPC

EPC Rating D.

#### Services

Mains water, gas, electricity and drainage. Gas central heating and double glazing.

#### Viewings

Strictly By Appointment 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.

#### Externally

The property benefits from well-maintained gardens to the front and rear of the property. The front garden is largely laid to lawn with shrubs. The rear south facing garden is a wonderful entertaining space with marvellous views over the surrounding countryside. The gardens are terraces and largely laid to lawn with stocked shrub beds.

#### Outbuildings

There is an external store to the front of the property accessed via a timber louvred door.

#### Location

The property is located within a very popular residential area on the outskirts of Galashiels. Galashiels has a wide range of local amenities including supermarkets, retail shops, bars and restaurants. There is a regular bus service which runs daily with a bus stop located directly behind the property.

Galashiels is one of the largest 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.



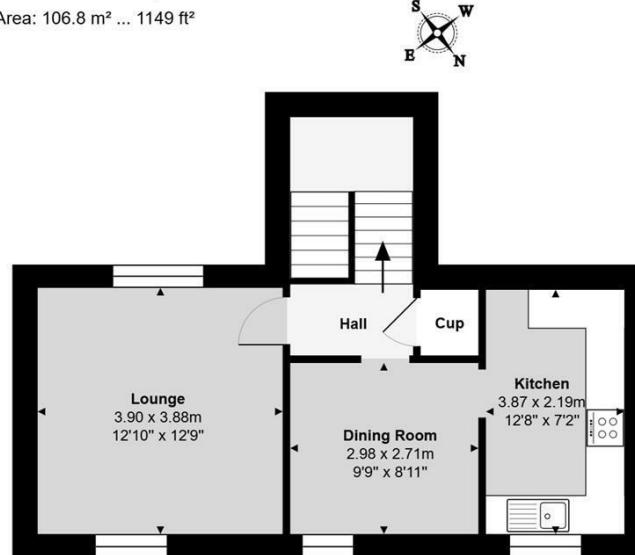
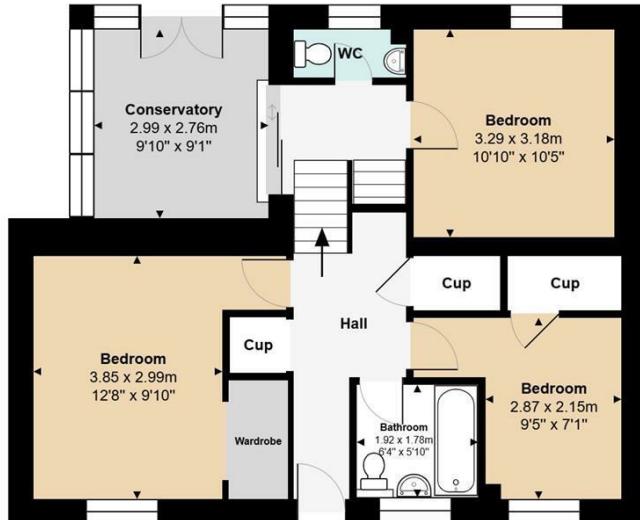


## Floor Plans

## Location Map

### 21 Balnakiel Terrace, Galashiels, TD1 1RW

Approximate Gross Internal Floor Area: 106.8 m<sup>2</sup> ... 1149 ft<sup>2</sup>

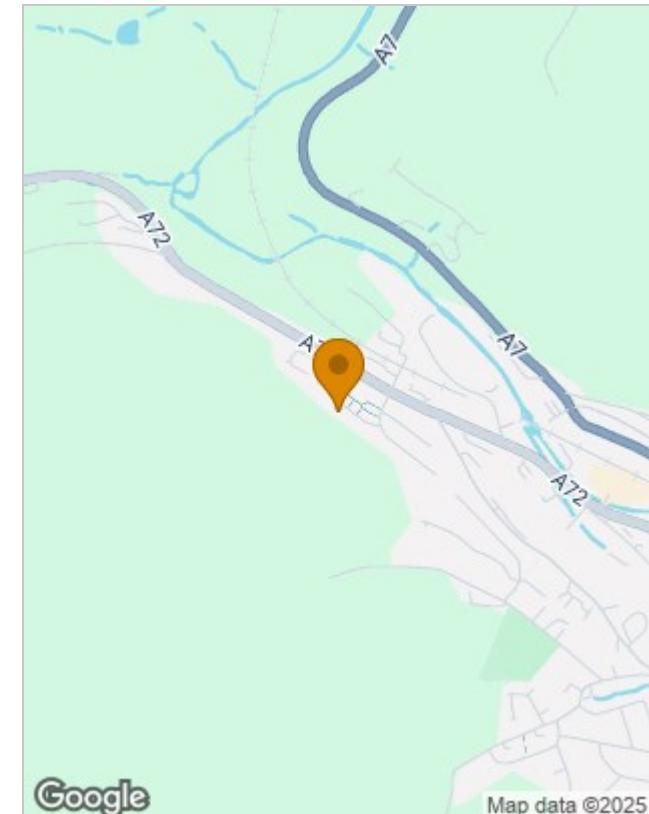


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

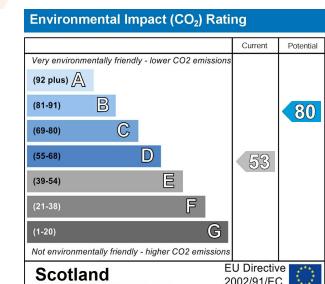
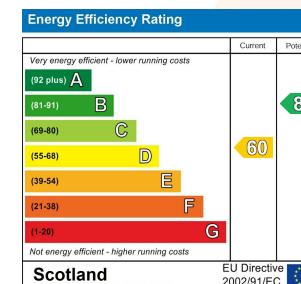


## Viewing

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.