



7 Balnakiel Terrace, Galashiels, TD1 1RW

Guide price £155,000





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- Mid-Terraced House
- Fantastic Views
- Private Gardens
- Schooling Nearby
- Easy Commute to Edinburgh
- 3 Bedrooms
- Ideal First-Time Buy
- Quiet Residential Location
- Close to Train Station

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.

ACCOMODATION

- HALLWAY - LOUNGE - KITCHEN - THREE BEDROOMS - BATHROOM - WC -



Internally

On the ground floor, a welcoming hall leads to two well-proportioned bedrooms one with built-in storage, along with the family bathroom. At the mid-landing there is a third bedroom and a separate WC conveniently placed next to the back door. On the first floor there is a well equipped dining kitchen (with large pantry cupboard) and lounge. The 'upside down' arrangement allows for magnificent views from the lounge and kitchen windows which really take advantage of the elevated position within the development. There is plentiful storage with large cupboards located on the ground and first floor landings.

Kitchen

The kitchen is fitted with a good range of wall and base units and is overlaid with laminated worktops and incorporates a 1.5 stainless steel sink. Integrated appliances include electric oven, gas hob and stainless steel extractor hood. There is also undercounter space for a washing machine. There is also space in the kitchen for a dining table.



Location

Council Tax Band

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 Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.

Bathroom

The family bathroom is located on the ground floor of the property and is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead shower.

There is also a handy WC located on the mid level adjacent to the back door.

Externally

The front garden is largely laid to shrubs for low maintenance.

To the rear, there is a generous terraced garden overlooking the fields to the back of the house. The garden incorporates a paved area, lawn and mature shrubs. There is also a handy timber shed at the rear of the garden.

Fixture & Fittings

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

Services

Mains water, electric and drainage. Gas Central Heating and Double Glazing.

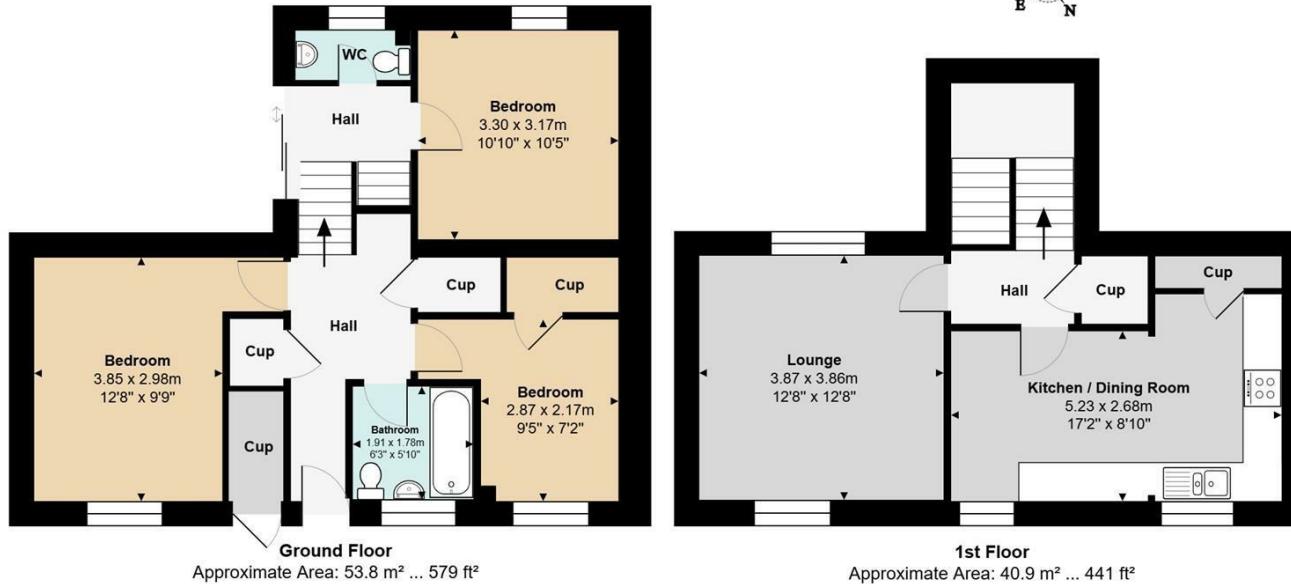




Floor Plans

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Approximate Gross Internal Floor Area: 94.7 m² ... 1019 ft²



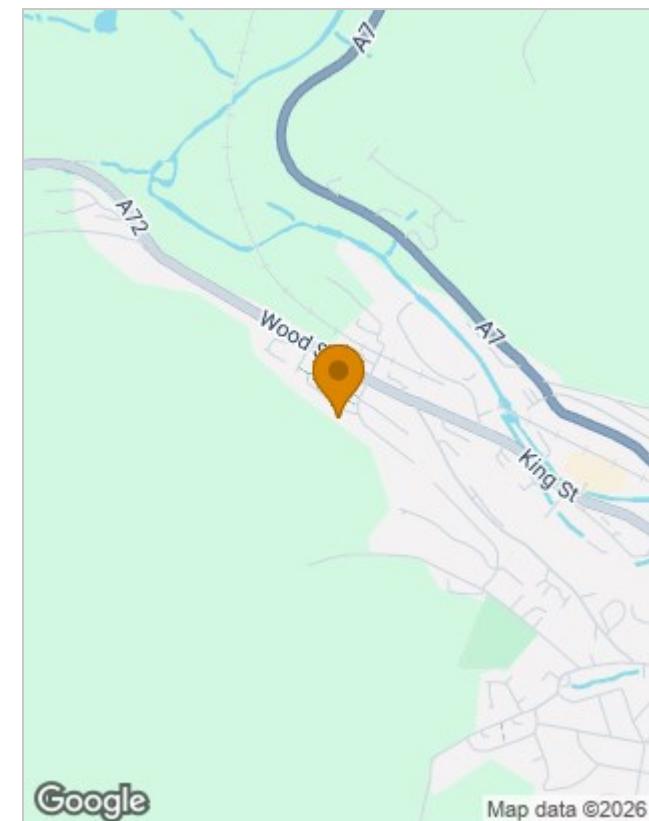
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



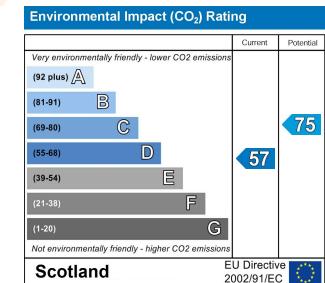
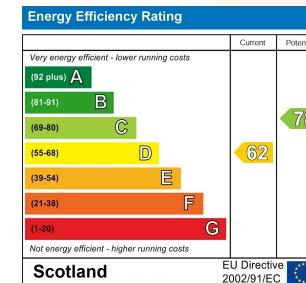
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

Location Map



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.