



189 Magdala Terrace, Galashiels, TD1 2HZ

Guide price £105,000





189 Magdala Terrace Galashiels, TD1 2HZ

- Spacious Maisonette
- Private Gardens
- Ideal First Time Buy
- Wood Burning Stove
- Double Glazing & Gas Central Heating
- 2 Bedrooms
- Modern Fixtures & Fittings
- Rental Investment Potential
- Short Drive to Train Station

We are delighted to bring to market this very well-presented two bedroom upper maisonette located in a popular residential area just a short walk from Galashiels Town Centre. The property offers well-proportioned accommodation with modern fixture & fittings, gas central heating, double glazing and a wood burning stove.

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 Glendinning Primary School and the new Galashiels Academy.

ACCOMODATION

- HALLWAY - SITTING ROOM - BREAKFASTING KITCHEN - TWO BEDROOMS - SHOWER ROOM -



Internally

The property is entered via UPOVC door into the welcoming entrance hall. From here a door opens into the sitting room with dual aspect view and wood burning stove, providing a comfortable and well-proportioned space ideal for everyday living. A set of double doors open into the kitchen with space for a dining table.

The staircase leads to the upper landing where there are two bedrooms and the shower room. The principal bedroom is a generous double with built-in wardrobe storage.

Kitchen

The dining kitchen is fitted with a good range of modern wall and base units overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include a washing machine and tall fridge-freezer. There is a range style cooker with overhead extractor hood.

Shower Room

The shower room is fitted with a three-piece suite including WC, vanity hand wash basin and Shower enclosure with mixer shower and laminated splashbacks.

Externally

To the rear, a communal pathway leads to the private garden grounds which provide an excellent relaxation and entertaining space which is largely laid to lawn and bound by timber fencing.



Fixtures & Fittings

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

Services

All mains services are present.

Location

The property is located within a very 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.

Council Tax Band
Council Tax Band A.

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.



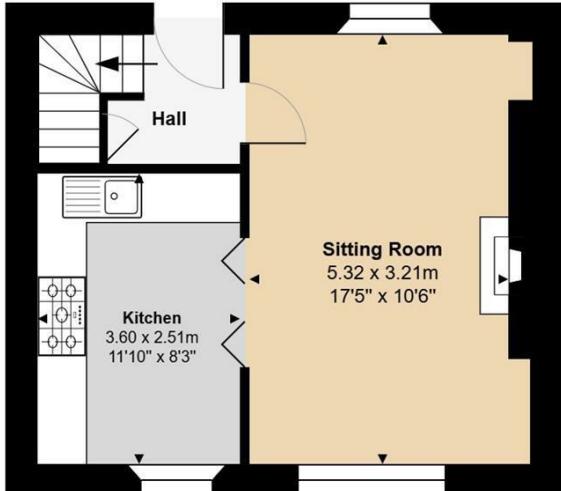


Floor Plans

Location Map

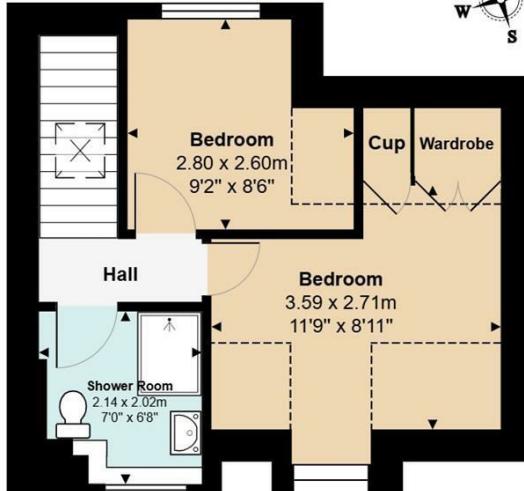
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Approximate Gross Internal Floor Area: 57.8 m² ... 622 ft²



Ground Floor

Approximate Area: 31.6 m² ... 341 ft²



First Floor

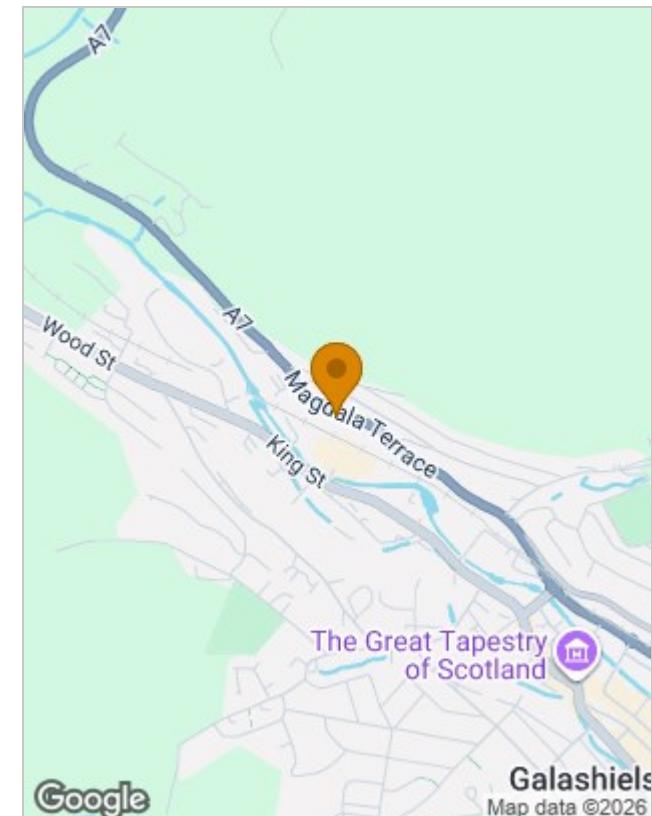
Approximate Area: 26.1 m² ... 280 ft²

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.

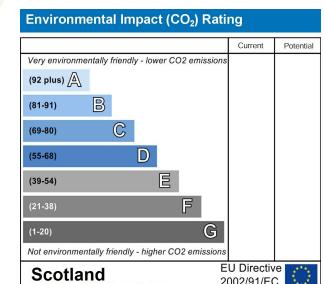
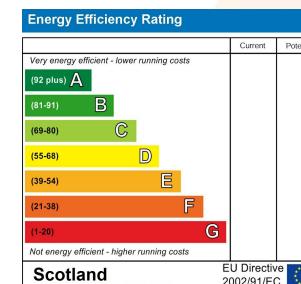


Viewing

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



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.