



52 Tweed Road, Galashiels, TD1 3DY

Guide price £130,000





52 Tweed Road Galashiels, TD1 3DY

- Immaculately Presented Ground Floor Apartment
- Large Private Garden
- Double Glazing
- Rental Investment
- Modern Fixtures & Fittings
- 2 Bedrooms
- Walking Distance to Amenities
- Ideal First-Time Buy
- Gas-Fired Central Heating

We are delighted to bring to market this immaculately presented two-bedroom ground floor apartment located in a much sought after residential location just a short walk to all amenities and facilities within Galashiels town centre. The property boasts modern living with generous low-maintenance gardens to the side and rear and a detached single timber garage. The property provides an ideal opportunity for a first time buyer looking for a turn-key property. Early Viewing is highly recommended.

ACCOMMODATION

- HALLWAY - LOUNGE - KITCHEN - TWO BEDROOMS - SHOWER ROOM -



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Internally

Entering the property, the welcoming hallway provides access to the main accommodation. The sitting room is a comfortable and well-proportioned space, offering plenty of room for both relaxing and entertaining.

The kitchen is fitted with a good range of oak-effect wall and base units, complemented by tiled splashbacks and contrasting work surfaces. A window above the sink brings in natural light, while integrated cooking appliances and space for additional freestanding appliances provide everyday practicality.

There are two well-proportioned bedrooms, both benefiting from natural light and offering flexibility for bedroom, guest or home-working use. The accommodation is completed by a convenient shower room and useful hallway storage.

Externally, the property benefits from a detached workshop, providing valuable additional space suitable for storage, hobbies or practical use.



Kitchen

The well-appointed kitchen features an attractive range of oak-effect wall and base units, complemented by tiled splashbacks and contrasting work surfaces. A large window above the sink allows plenty of natural light into the room, while integrated cooking appliances provide a practical finish. There is also space for a fridge freezer and washing machine, creating a functional and neatly arranged kitchen with excellent storage and workspace.

Shower Room

The modern shower room includes a 3-piece suite comprising of a WC, vanity unit and shower enclosure with mixer shower and attractive wet walling.

Externally

The property benefits from a large enclosed private garden, primarily laid with artificial grass, with a lovely decking area for seating and mono block driveway creating a wonderful space for relaxing or entertaining. There is a timber shed offering excellent storage.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances will be included within the sale.

Services

All mains services, gas central heating.

Location

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

Council Tax Band A

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in writing to Standard Scottish Format. All 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 an offer at anytime.

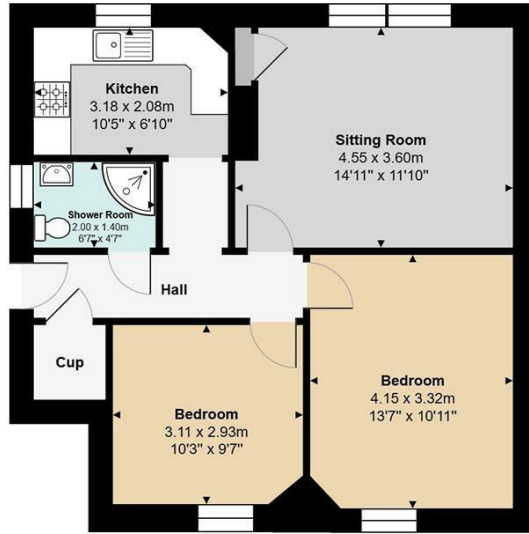




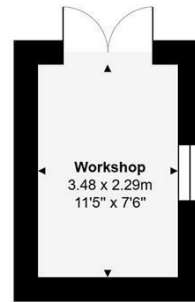
Floor Plans

52 Tweed Road, Galashiels, TD1 3DY

Approximate Gross Internal Floor Area: 58.9 m² ... 634 ft² (excluding workshop)



Ground Floor
Approximate Area: 58.9 m² ... 634 ft²



Workshop
Approximate Area: 8.0 m² ... 86 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.

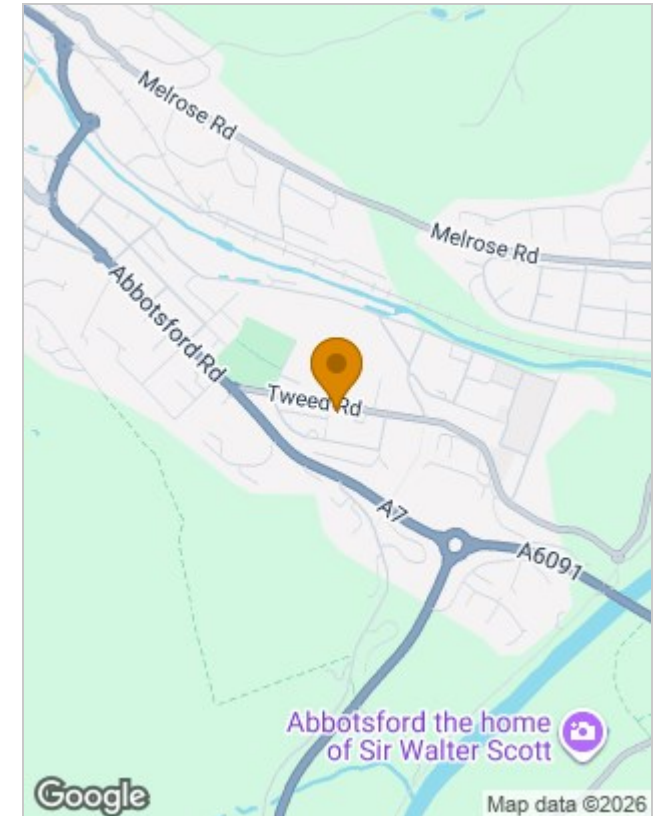


Viewing

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

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.

Location Map



Energy Performance Graph

Energy Efficiency Rating

Rating	Percentage
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 74 Potential: 76

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Percentage
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Current: 76 Potential: 78

EU Directive 2002/91/EC

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB