



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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40 Balmoral Place, Galashiels, TD1 1JD

Guide price £350,000



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# 40 Balmoral Place Galashiels, TD1 1JD

- Handsome Stone-Built House
- Spacious Accommodation
- 2 Public Rooms
- Cellar Storage
- Private Garden
- Garage and Driveway
- 3 Bedrooms
- Dining Kitchen and Conservatory
- Sought-After Location
- Close to Town Centre

We are delighted to offer this handsome detached Victorian villa in a highly sought-after location close to the centre of Galashiels. The property seamlessly combines period features with modern fixtures and fittings to create a wonderful family home. The property is situated close to a variety of local amenities within Galashiels town centre and is within easy walking distance of many local Primary Schools including the well-regarded Burgh Primary School.

## ACCOMMODATION

- ENTRANCE HALL - SITTING ROOM - LIVING ROOM - KITCHEN - CONSERVATORY - UTILITY ROOM - WC - HALL LANDING - PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM - 2 FURTHER BEDROOMS - FAMILY BATHROOM -



### Internally

The property offer bright, free-flowing accommodation over two floors. The ground floor benefits from two elegant receptions to the front, as well as a well-equipped kitchen and adjoining conservatory overlooking the mature garden. Upstairs, the principal bedroom benefits from an ensuite shower room, while the other two bedrooms are served by a family bathroom.

### Kitchen

The kitchen has ample space for a dining table and is fitted with a range of wall and base cabinetry overlaid granite worktops incorporating an under-mounted stainless steel sink unit with mixer tap. There is a, integrated electric oven, 5-burner gas hob, stainless steel extractor hood, microwave and fridge/freezer. The adjoining utility room has further units, a stainless steel sink with mixer tap and an under counter space for a washing machine.

### Bathroom

The Ensuite Shower Room is fitted with a 3-piece white suite including WC, vanity wash hand basin and walk-in mixer shower.

The Family Bathroom is fitted with a WC, vanity wash hand basin, bidet and panelled P-shaped bath with mixer shower over.





### Home Report

A copy of the Home Report can be downloaded from our website.

### Viewings

Viewings are strictly by appointment through James Agent.

### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. 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 any time.

### Externally

The property benefits from mature private garden grounds to the rear of the property, with well-stocked beds and established planting. There are areas of lawn, gravel paths and a spacious patio creating a wonderful space for entertaining. Perfect for the keen gardener, there is a greenhouse, garden shed and raised beds.

### Location

The property is located within a popular residential area close to shops, bars, restaurants, Primary and Secondary Schools and the local Swimming Pool.

The Galashiels Interchange is also close-by, providing regular bus routes throughout the Scottish Borders and beyond to Edinburgh, Carlisle and Berwick Upon Tweed. The Interchange also houses the train station with regular train services to Edinburgh Waverley Station making Galashiels the perfect location for commuting to the City. Journey times are typically under one hour.

### Services

All mains services are available.

### Council Tax

Band E.

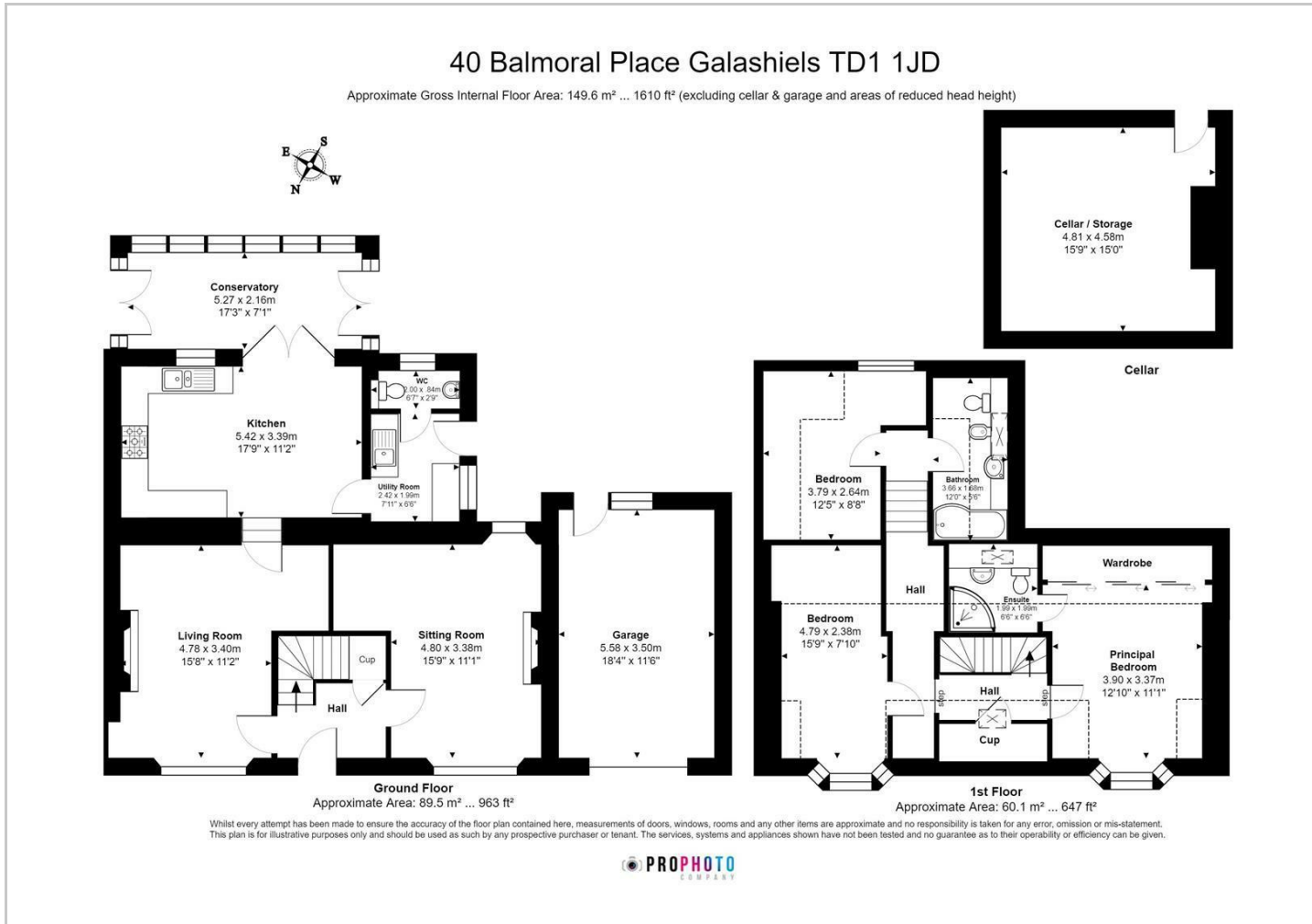
### Fixtures & Fittings

Fitted floor coverings, blinds and light fittings are to be included within the sale.





## Floor Plans



## Viewing

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

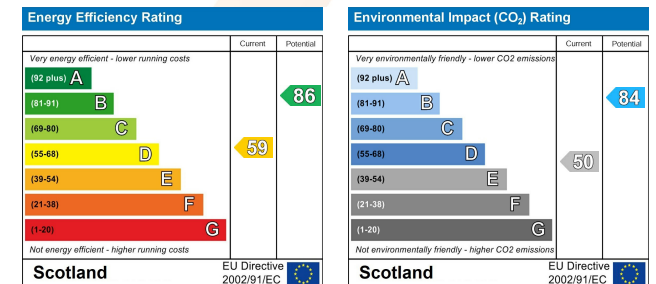
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

## Location Map



## Energy Performance Graph



1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD