



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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44B Island Street, Galashiels, TD1 1NU

Offers in the region of £95,000



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44B Island Street, Galashiels, TD1 1NU

- Traditional Maisonette
- Large Lounge
- Double Glazing
- Ample Parking Nearby
- 2 Bedrooms
- Gas Central Heating
- Town Centre Location
- Communal Garden Area

IDEAL RENTAL INVESTMENT OR FIRST-TIME BUY

44B Island Street is a traditional two bedroom first and upper maisonette located within a popular residential and retail area close to Galashiels town centre. The property boasts many fine features including solid wood doors, decorative cornicing and high ceilings. The property has a bright and spacious layout providing an ideal first-time buy or rental investment in the heart of Galashiels. The property further benefits from gas central heating, double glazing and a communal garden area overlooking the Gala Water.

The property is situated close to a variety of local amenities including local shops, hair salons, swimming pool and the Scott Park. 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 Burgh Primary School and Galashiels Academy.

- ENTRANCE HALLWAY - LOUNGE - BREAKFASTING KITCHEN - HALL LANDING - BATHROOM - 2 DOUBLE BEDROOMS --



Internally

To the first floor, the property is entered via a timber door from the communal vestibule, which gives access to a spacious hallway. The hall flows through to the large south facing lounge which is a fantastic living space with plentiful light from two large windows. The kitchen is located to the rear of the property with ample space for a breakfasting table. A staircase from the living area leads up to the second floor accommodation.

On the second floor, the hall landing incorporates a large storage cupboard and gives access to the two well-proportioned double bedrooms and bathroom.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with a wood-effect laminated worktop including a stainless-steel sink and mixer tap. There is a freestanding appliance space for a cooker, washing machine dishwasher and tall fridge freezer. Tiled splashbacks and flooring complete the look.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, pedestal basin and panelled bath with mixer shower and glass shower screen.





Externally

The property is accessed via a communal pend to the side of the building which leads to a stone staircase providing access to the property.

To the rear of the building there is a small communal garden area which is largely laid to decking and has a pleasant outlook over the Gala Water. It is understood that the gardens are shared with the other dwelling within the building.

Location

The property is located within a popular residential and commercial area close to a variety of shops and restaurants. 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

Fixtures & Fittings

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

Home Report

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

Council Tax Band

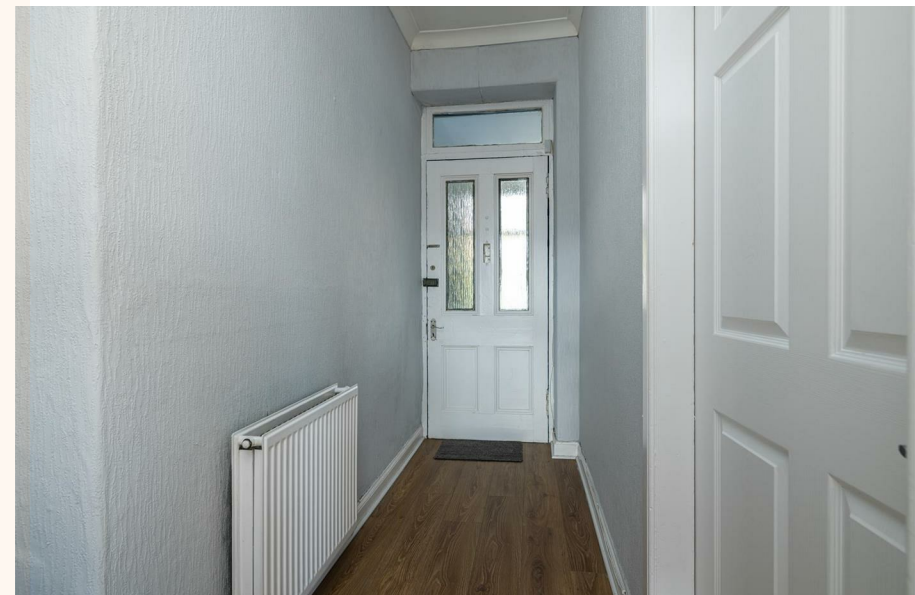
Band B.

Viewings

Strictly By Appointment Only via the Selling Agent.

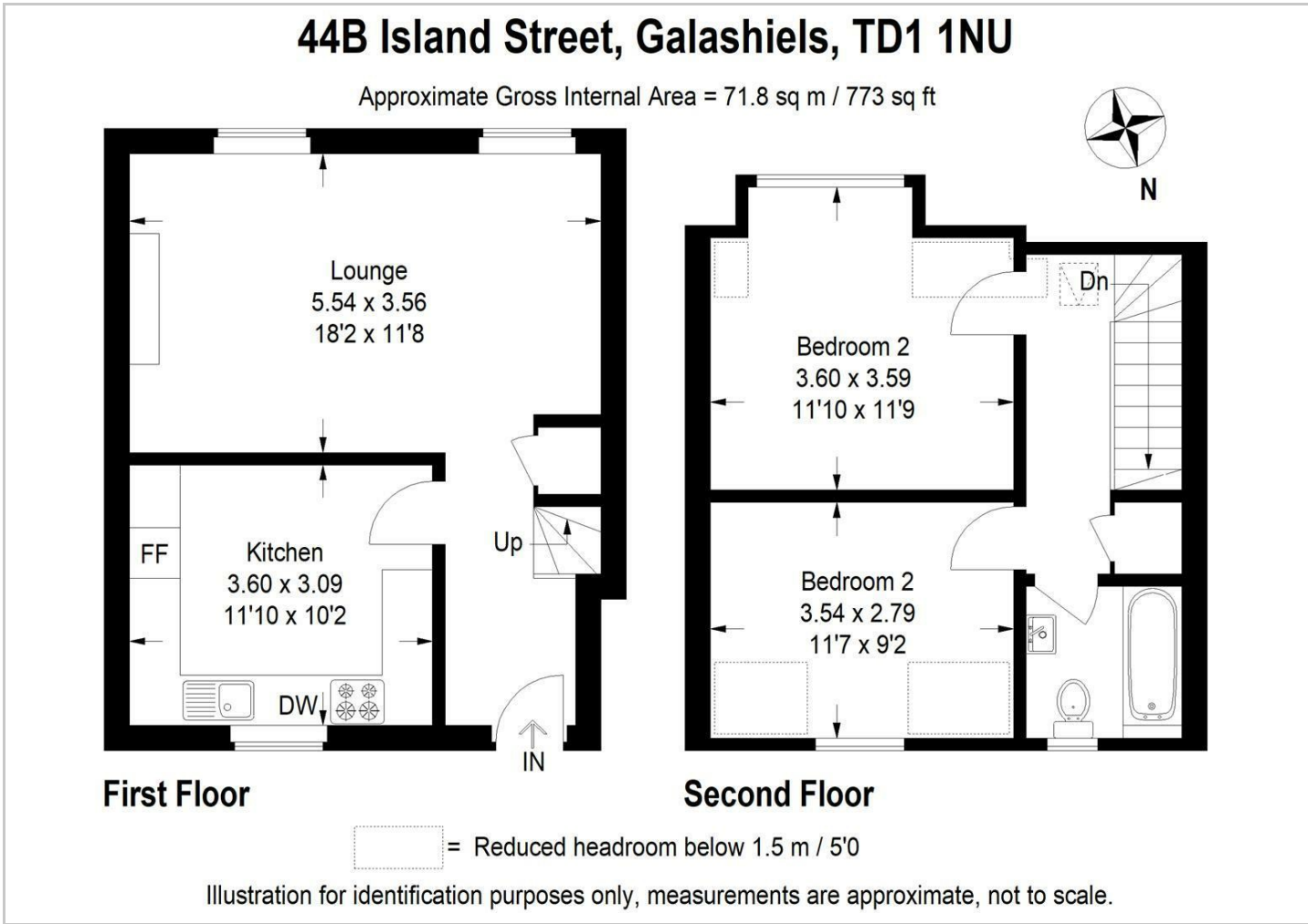
Offers

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.





Floor Plans

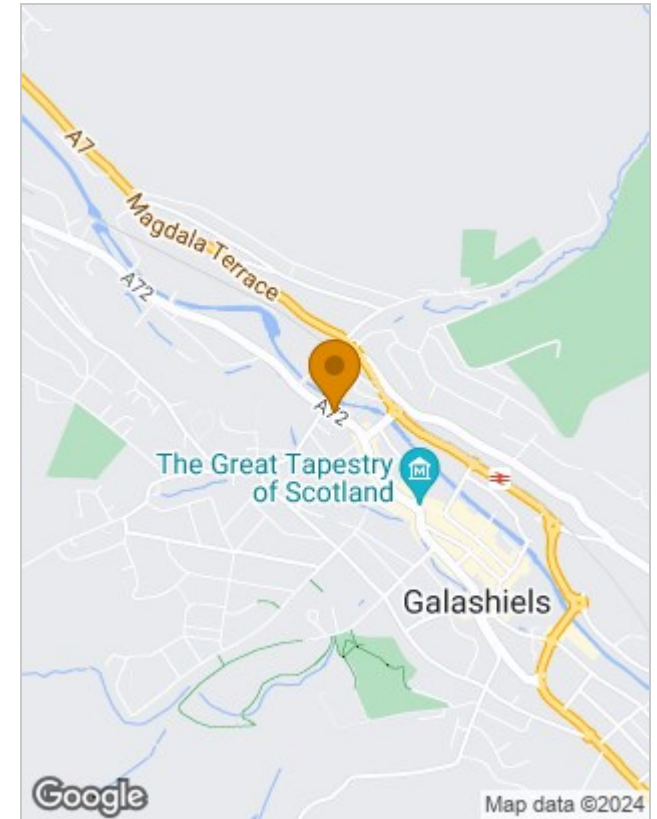


Viewing

Please contact our 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

