



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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www.jamesagent.co.uk



3 Wilderhaugh Court, Galashiels, TD1 1QL

Guide price £110,000









# 3 Wilderhaugh Court

Galashiels, TD1 1QL

- Great First Time Buy
- Modern Ground Floor Apartment
- Bathroom & En-suite Facilities
- Close to Town Centre
- Ideal Investment Opportunity
- 2 Double Bedrooms
- Allocated & Visitor Parking
- Communal Garden Grounds

We are delighted to bring to the market this modern 2 bedroom apartment located in a popular mixed residential and retail area of Galashiels within easy walking distance of the town centre. The property is located on the ground floor and is well-presented throughout in move-in condition. The property provides a great first time-buy or rental investment.

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 - KITCHEN - 2 DOUBLE BEDROOMS (ONE EN-SUITE) - BATHROOM -



### Internally

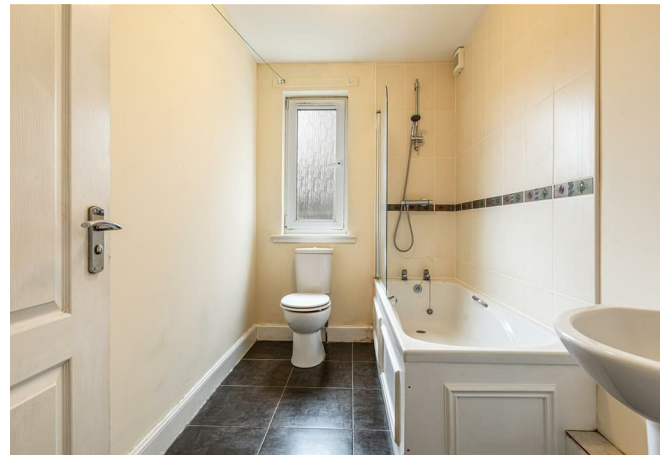
The property is found in good decorative order through and benefits from modern fixtures and fittings. The hallway is a generous size and provides ample storage with large cupboard. The two double bedrooms are located to the rear of the building with the master bedroom benefitting from an en-suite shower room. Both bedrooms benefit from built-in wardrobes. The lounge is located to the front of the property with large picture window and space for a 4-seater dining table. The kitchen is accessed via the lounge.

### Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with a granite effect worktop incorporating a stainless steel sink with mixer tap. Integrated appliances include a 4-burner gas hob with stainless-steel extractor hood and electric oven. There are appliance spaces for a free-standing washing machine and tall fridge freezer.

### Bathroom

The bathroom is of a generous size and incorporates a modern 3-piece suite including WC, wash hand basin and panelled bath with shower. There is a window providing plentiful light and an extractor fan. In addition, the en-suite is fitted with a modern 3-piece suite including WC, wash hand basin and large shower enclosure with mixer shower and wet-wall splashbacks.





### Fixtures & Fittings

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

### Externally

The property is accessed via a communal hallway fitted with a secure door and entry phone system. There is a handset located in the property for remote operation.

There is a cupboard pertaining to the flat within the communal stairway.

There is a large communal car park to the front of the building which includes an allocated parking space and ample spaces for visitors.

There are communal garden grounds to the rear of the building which have been generally laid to a mixture of paving and grass.

### Factoring

It is understood there is factoring fee in place over the building which helps maintain the communal areas and includes the block insurance policy. This is believed to be in the region of £800 per annum.

### Services

All mains services, gas central heating and double glazing.

### Council Tax

Council Tax Band B.

### Viewings

Strictly By Appointment Only via James Agent.

### Home Report

A copy of the Home Report can be downloaded from [www.jamesagent.co.uk](http://www.jamesagent.co.uk).

### 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.

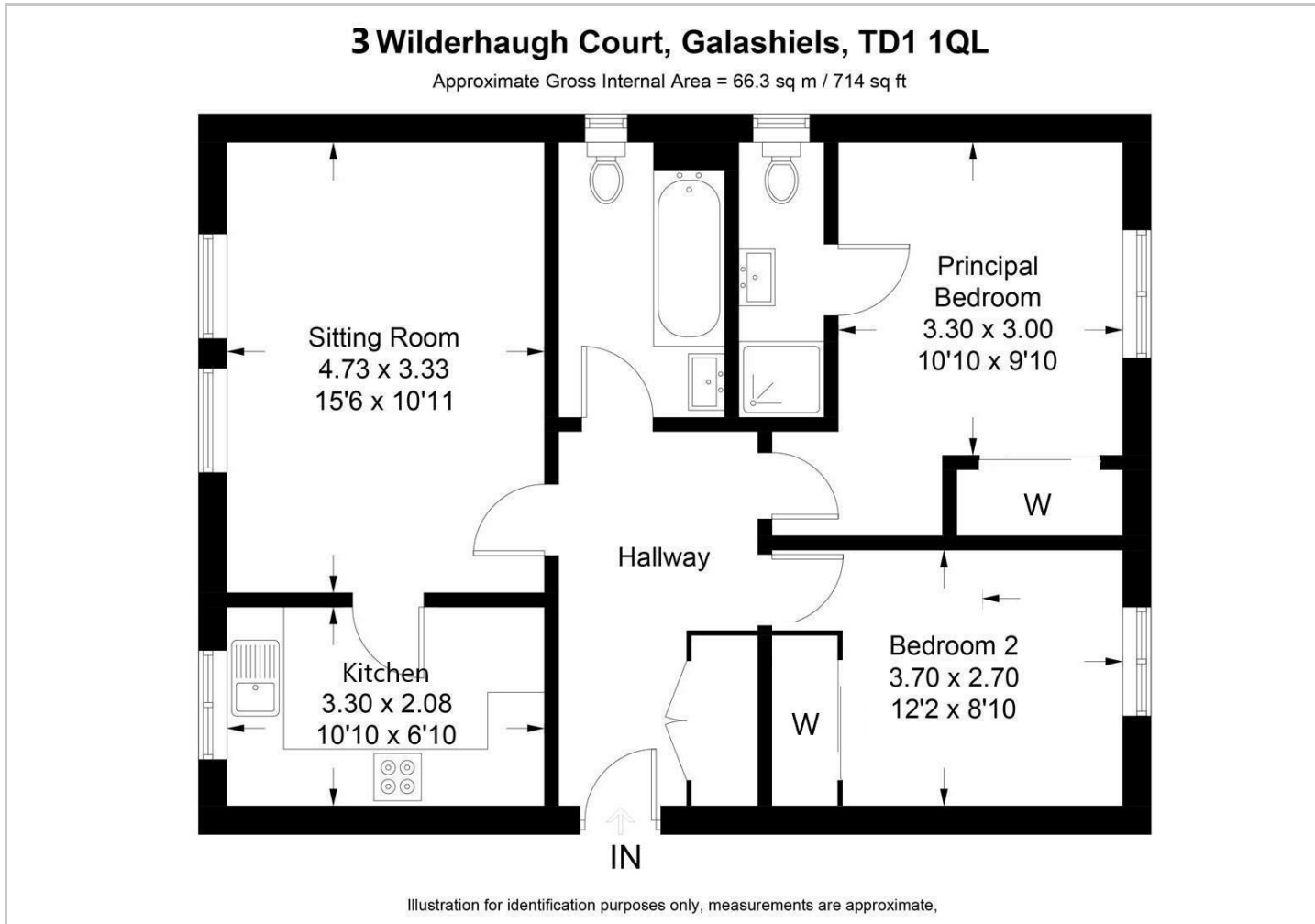








## Floor Plans



## Viewing

Please contact 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

