



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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13 Stanley Street, Galashiels, TD1 1HT

Guide price £115,000





13 Stanley Street Galashiels, TD1 1HT

- Spacious Maisonette
- Dining Kitchen
- Modern Bathroom
- Private Garden
- Close to Town Centre
- Immaculately Presented
- 2 Bedrooms
- Gas Central Heating
- Popular Residential Location
- Ideal First Time Buy

13 Stanley Street is a spacious 2 bedroom first and upper maisonette located in a popular residential area just a short walk from Galashiels town centre. The property benefits from generous room sizes, a dining kitchen, modern bathroom fittings, gas central heating and a private garden to the rear. The property is found in excellent decorative order throughout and has been recently upgraded including new windows and boiler.

ACCOMMODATION

ENTRANCE HALL - LOUNGE - DINING KITCHEN - 2 BEDROOMS - BATHROOM -



Internally

The property is accessed via a staircase at the rear of the building. From the hallway there is access to the dining kitchen and spacious sitting room, while upstairs there are two spacious double bedrooms and a modern bathroom.

Kitchen

The kitchen is fitted with a range of shaker-style wall and base units overlaid with stone-effect laminated worktop incorporating a stainless-steel sink unit. Integrated appliances include an electric oven, gas hob and extractor hood. There is an appliance space for a freestanding washing machine. Tiled splashbacks and vinyl flooring complete the look.

Bathroom

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

Externally

There is an area of private garden ground to the rear of the property which is laid to grass.





Location

The property is located in a popular residential area close to Galashiels town centre and all local amenities including shops, bars and restaurants. Both the Balmoral and Burgh Primary Schools are within easy reach.

The Galashiels Interchange is within walking distance which provides regular bus services throughout the Borders and beyond to Edinburgh and Carlisle. The interchange also houses the Galashiels Train Station with regular services to-and-from Edinburgh Waverley. Journey times are typically under one hour, making Galashiels an ideal location for commuting.

Fixtures & Fittings

All fitted carpets / floor coverings are to be included within the sale.

Services

All mains services, gas central heating and double glazing.

Council Tax

Council Tax Band B.

Home Report

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

Viewings

Strictly By Appointment via James 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

13 Stanley Street, Galashiels, TD1 1HT

Approximate Gross Internal Area = 75.5 sq m / 813 sq ft

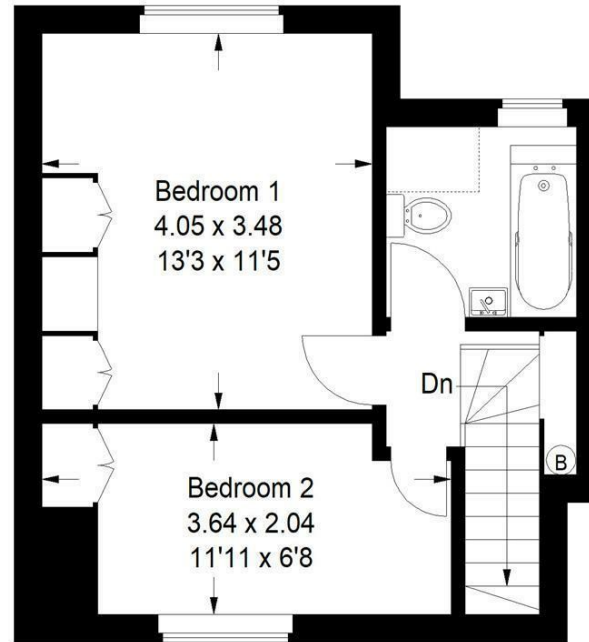
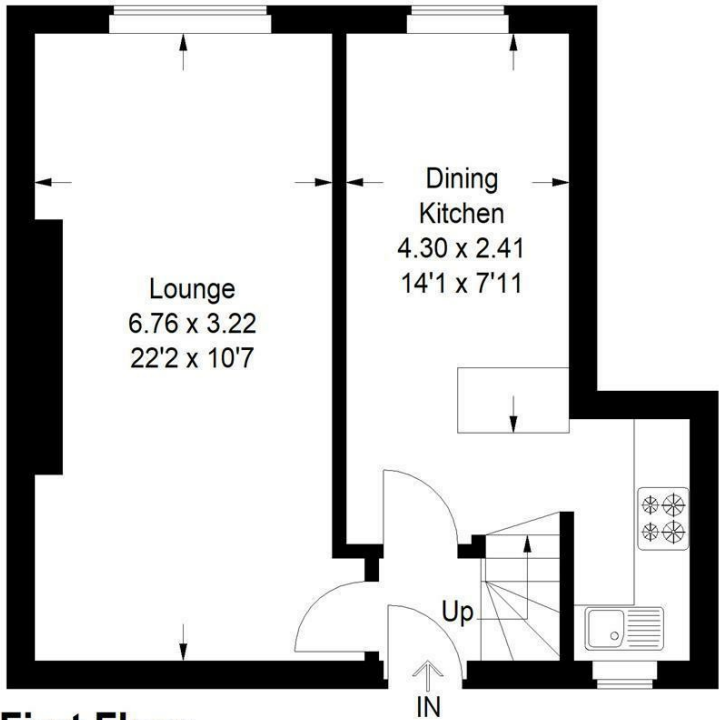


Illustration for identification purposes only, measurements are approximate, not to scale.

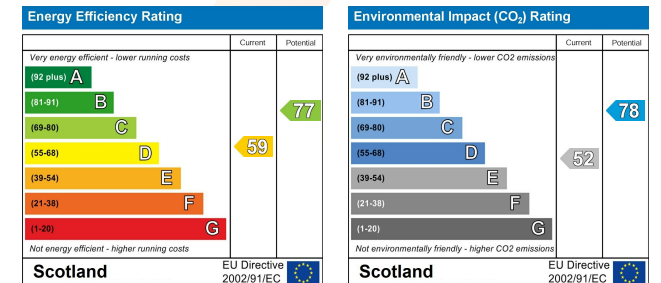
Viewing

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

Location Map



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.