



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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44 Balmoral Avenue, Galashiels, TD1 1JU

Guide price £130,000



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44 Balmoral Avenue Galashiels, TD1 1JU

- 2 Bedroom House
- Popular Residential Location
- Double Glazing
- Great Downsizing Opportunity
- Short Walk to Town Centre
- Well Presented
- Gas Central Heating
- Ideal First-Time Buy
- Excellent Local Amenities
- Commutable to Edinburgh

We are delighted to offer this beautifully presented two-bedroom mid-terraced house with driveway parking located in a very popular residential location within Galashiels. The property is situated close to a variety of local amenities including local shops, cafes and restaurants with Galashiels town centre 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 and Balmoral Primary Schools as well as the Galashiels Academy.

ACCOMMODATION

- ENTRANCE HALL - KITCHEN - SITTING ROOM - HALL LANDING - 2 DOUBLE BEDROOMS - BATHROOM - OFFICE -



Internally

The property is well presented throughout and offers bright, spacious accommodation over two floors. The ground floor offers a dual aspect living room and a well-equipped kitchen with a door out to the garden, while upstairs are 2 bedrooms and a family bathroom. The property also benefits from an externally accessed home office and utility store.

Kitchen

The kitchen is fitted with a good range of wall and base cabinetry overlaid with laminated worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, 4-burner gas hob with extractor hood, and fridge freezer. There is a space for a freestanding washing machine.

Bathroom

The bathroom is fitted with a modern 3-piece suite including WC, pedestal sink and bath with mixer shower and tiled splashbacks.

Externally

There private enclosed garden is easily maintained and primarily laid to lawn with an attractive patio ideal for entertaining. To the front of the property is driveway parking for 2 cars.





Location

The property is located within a very popular residential area. A fully comprehensive range of amenities and facilities are readily available a short walk away within 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 and integrated appliances are to be included within the sale.

Services

All mains services, gas central heating and double glazing.

Council Tax

Band A.

Viewings

Strictly By Appointment via James Agent.

Home Report

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

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

