



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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117 High Buckholmside, Galashiels, TD1 2HP

Guide price £50,000



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117 High Buckholmside Galashiels, TD1 2HP

- 1 Bedroom Apartment
- Main Door
- Ideal Rental Investment
- Ground Floor
- Close to Town Centre
- Close to Railway Station

We are delighted to bring to the market this 1 bedroom ground floor flat located within a popular residential area close to Galashiels town centre and local transport link including the Galashiels railway station. The property is generally found in good order and benefits from double glazing, and is ideally suited to a first time buyer, investor or downsizer.

- HALLWAY - SITTING ROOM - KITCHEN - BEDROOM - SHOWER ROOM



Kitchen

The kitchen is fitted with a range of wall and base units with a stainless steel sink. Integrated appliances include an electric oven and hob. There are spaces for a freestanding washing machine and fridge freezer.

Shower Room

The shower room is fitted with a 3-piece suite including; WC, pedestal basin and shower cubicle with electric shower.





Location

The property is located within a popular residential area where local amenities are readily available nearby. 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 and integrated appliances are to be included within the sale.

Services

Mains electricity, water and drainage, and double glazing.

Council Tax

Band A.

Viewings

Strictly By Appointment Only via James Agent.

Home Report

A copy of the Home Report can be downloaded from our website www.jamesagent.co.uk.

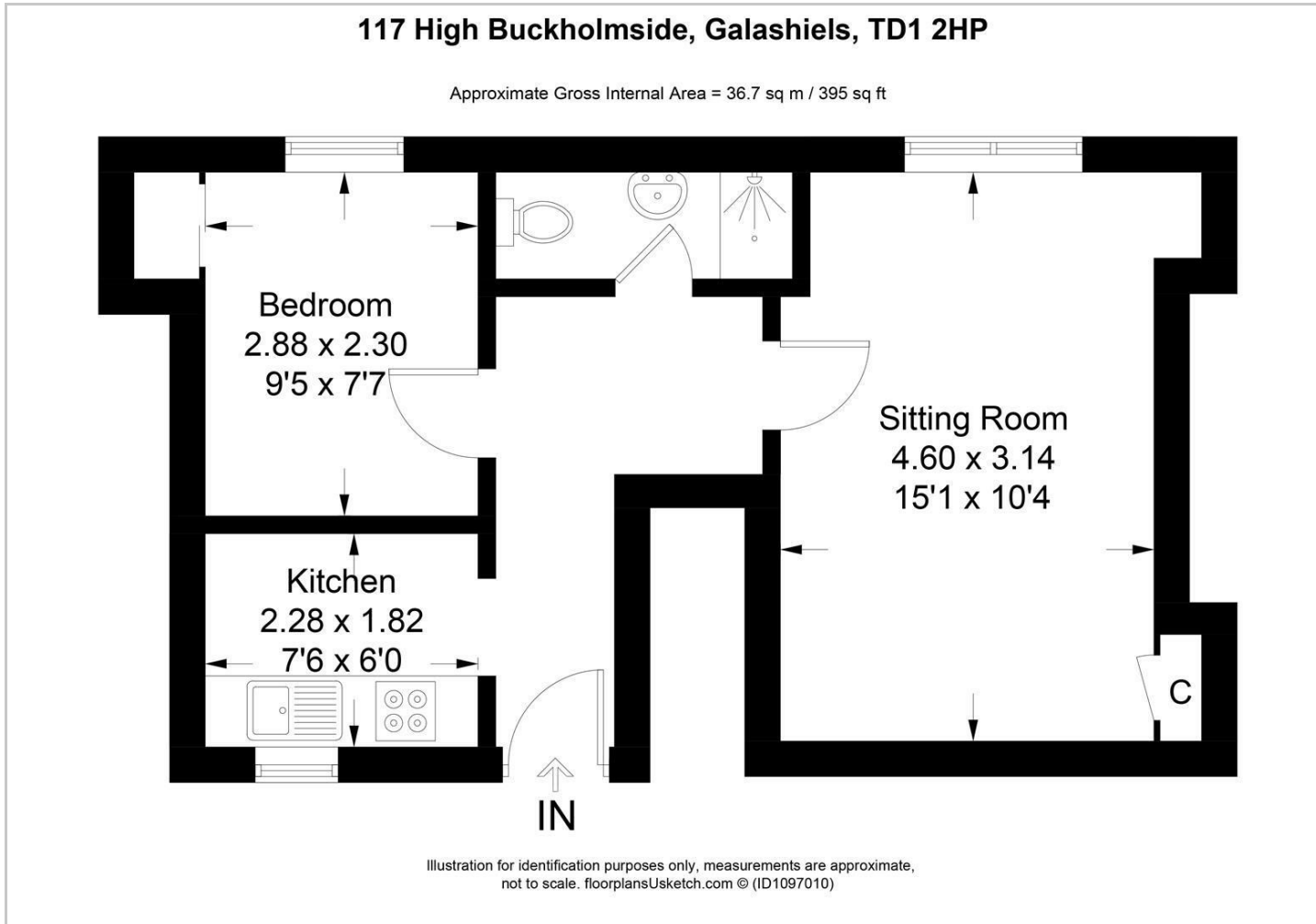
Offers

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

