



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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52 Victoria Street, Galashiels, TD1 1HJ

Guide price £115,000



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## 52 Victoria Street Galashiels, TD1 1HJ

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

We are delighted to offer this bright 2 bedroom first and upper maisonette located in a popular residential area just a short walk from Galashiels town centre. The property is presented in excellent order throughout and benefits from gas central heating and double glazing, as well as recently updated kitchen and bathroom fittings, and new gas combi boiler.

### ACCOMMODATION

ENTRANCE HALL - LOUNGE - 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 kitchen and spacious lounge, while upstairs there are two bedrooms and a modern bathroom.

#### Kitchen

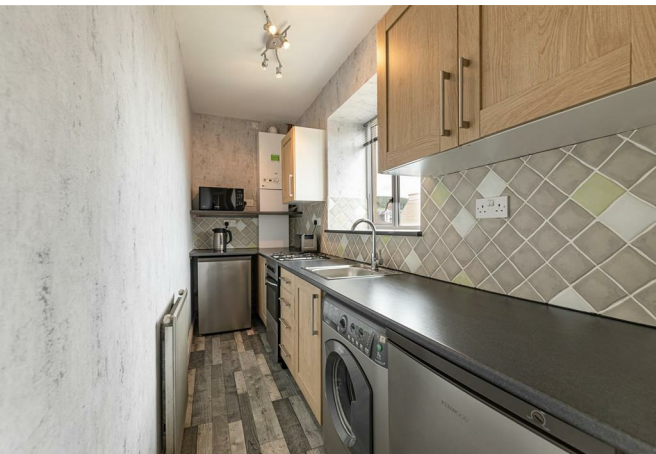
The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a stainless-steel sink unit. There is an under counter washing machine, fridge, freezer and freestanding cooker. Tiled splashbacks and vinyl flooring complete the look.

#### Bathroom

The Bathroom is fitted with a 3-piece suite including WC, pedestal basin and bath with electric shower over.

#### Externally

There is an area of private garden ground to the rear of the property, laid to lawn and decking, creating a wonderful space for relaxing or entertaining. There is a private brick-built store and a communal former washhouse.





### 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, as well as the white goods in the kitchen, 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.

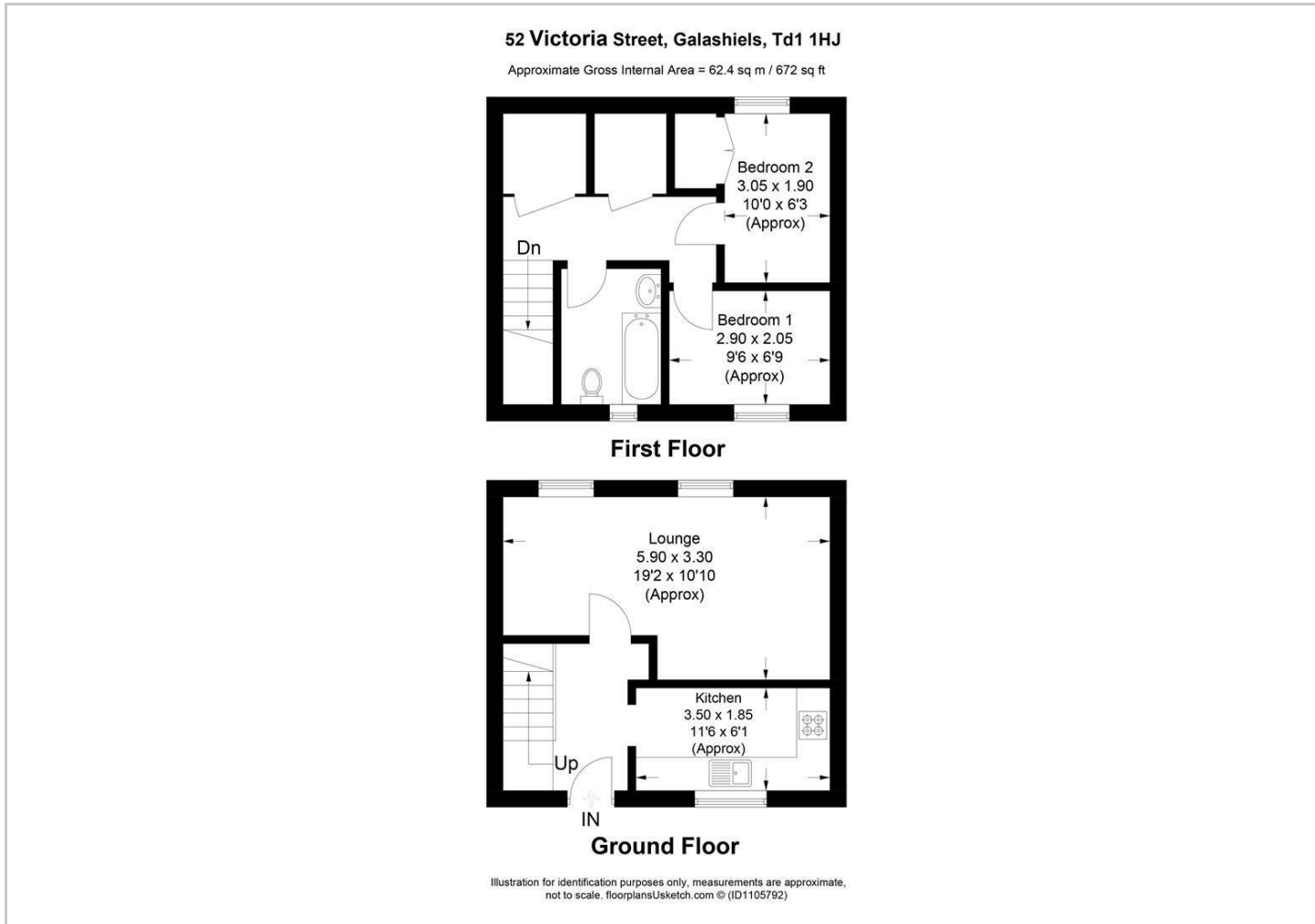
### Offers

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



## 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

