



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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16/9 Channel Street, Galashiels, TD1 1BA

Guide price £79,950



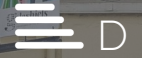
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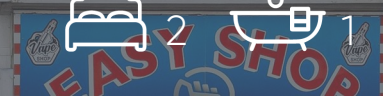
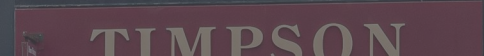
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# 16/9 Channel Street

Galashiels, TD1 1BA

- Top Floor Apartment
- Town Centre Location
- Short Walk from Train Station
- 2 Bedrooms + Box Room
- Excellent Local Amenities
- Gas Fired Central Heating and Double Glazing

We are delighted to bring to the market this bright and spacious top floor apartment, located in the very heart of Galashiels town centre, within easy walking distance to Galashiels Train Station and Transport Interchange. The property offers well proportioned accommodation and benefits from excellent local amenities including supermarkets, bars and restaurants, and a range of independent shops

## ACCOMMODATION

- HALLWAY - KITCHEN - SITTING ROOM - TWO DOUBLE BEDROOMS - SHOWER ROOM - BOX ROOM -



## Internally

The property is accessed via a communal front door and stairwell. The property is located on the third floor and offers two well-proportioned double bedrooms, a bright sitting room and spacious kitchen, as well as a shower room and useful box room.

## Kitchen

The kitchen has space for a table and is fitted with a range of wall and base units overlaid with wooden worktops incorporating a stainless-steel sink. There are free standing appliance spaces for a cooker, fridge and washing machine.

## Shower Room

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

## Services

Mains water, gas, electric and drainage. Gas Central Heating and double glazing.



### Location

The property is located within the centre of Galashiels. A fully comprehensive range of amenities and facilities are readily available nearby 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 blinds are to be included within the sale.

### Council Tax

Council Tax Band A

### Home Report

A copy of the Home Report is available to download from our website.

### Viewings

Strictly By Appointment via James Agent.

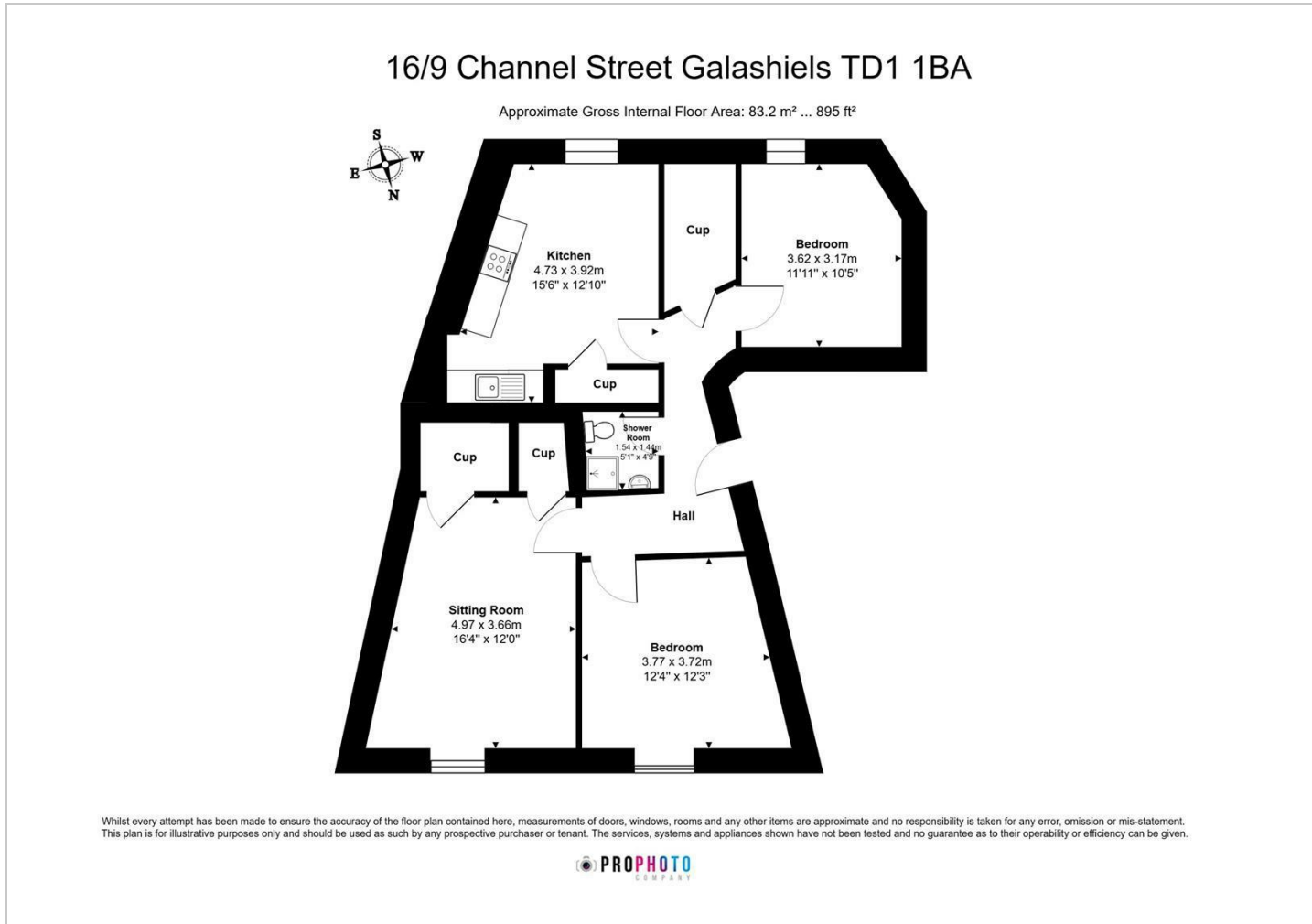
### Offers

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.

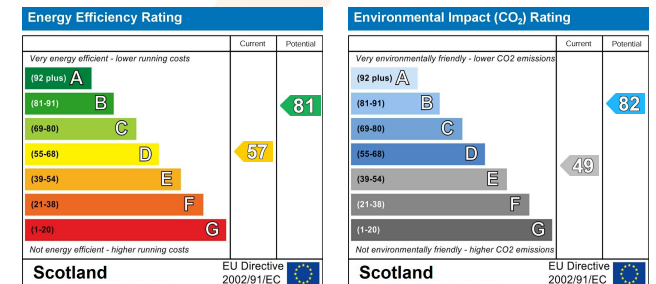
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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



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