



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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86 Halliburton Place, Galashiels, TD1 2JG

Guide price £110,000



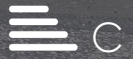
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Guide price £110,000

86 Halliburton Place Galashiels, TD1 2JG

- Spacious Top Floor Apartment
- Close to Town Centre
- Large Garden
- Excellent Local Amenities
- Modern Kitchen and Shower Room Fittings
- Fantastic Views Over Galashiels
- Timber Workshop with Power & Lighting
- Double Glazing

We are delighted to bring to the market this spacious 2 Bedroom Top Floor Flat located in a popular residential area within walking distance of Galashiels town centre, local transport links and Glendinning Primary School. The property is well-presented throughout and benefits from modern Kitchen and Shower Room fittings. The property also boasts a large private garden to the rear with patio area and workshop.

ACCOMMODATION

- HALLWAY - 2 BEDROOMS - LOUNGE - KITCHEN - SHOWER ROOM -



Internally

The spacious accommodation provides a versatile layout with a modern feel throughout. The property is freshly decorated in neutral tones with timber panelled features within the Lounge and Master Bedroom.

Kitchen

Cream shaker units have been blended with oak effect worktops to create a timeless look. There is a ceramic sink unit, under-counter oven and electric hob, with a space for a tall fridge freezer. Metro tiles and timber effect flooring complete the look perfectly.

Bathroom

The modern three-piece suite includes WC, tiled shower enclosure with electrical shower and stylish glass counter-top sink with waterfall feature tap, Plumbing and electrics have also been installed to house the washing machine and tumble drier.

Externally

The property benefits from a generous rear garden which is partially bound by stone walls and timber fencing. The garden includes a patio area ideal for entertaining and relaxing and grass for recreation or hanging washing.

Outbuildings

There is an insulated timber framed workshop located on the patio which benefits from mains power and lighting from the house. There is also a timber framed shed adjacent for storage.

There are two further brick-built multi-purpose stores located at the foot of the external steps, however, these do require a degree of refurbishment and repair.

The property also benefits from a one third share of the former Wash House providing further storage.





Services

All mains services are present along with UPVC Double Glazing and Gas Central Heating.

Location

The property is located close to 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

Band B

Home Report

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

Viewings

Strictly By Appointment via James Agent.

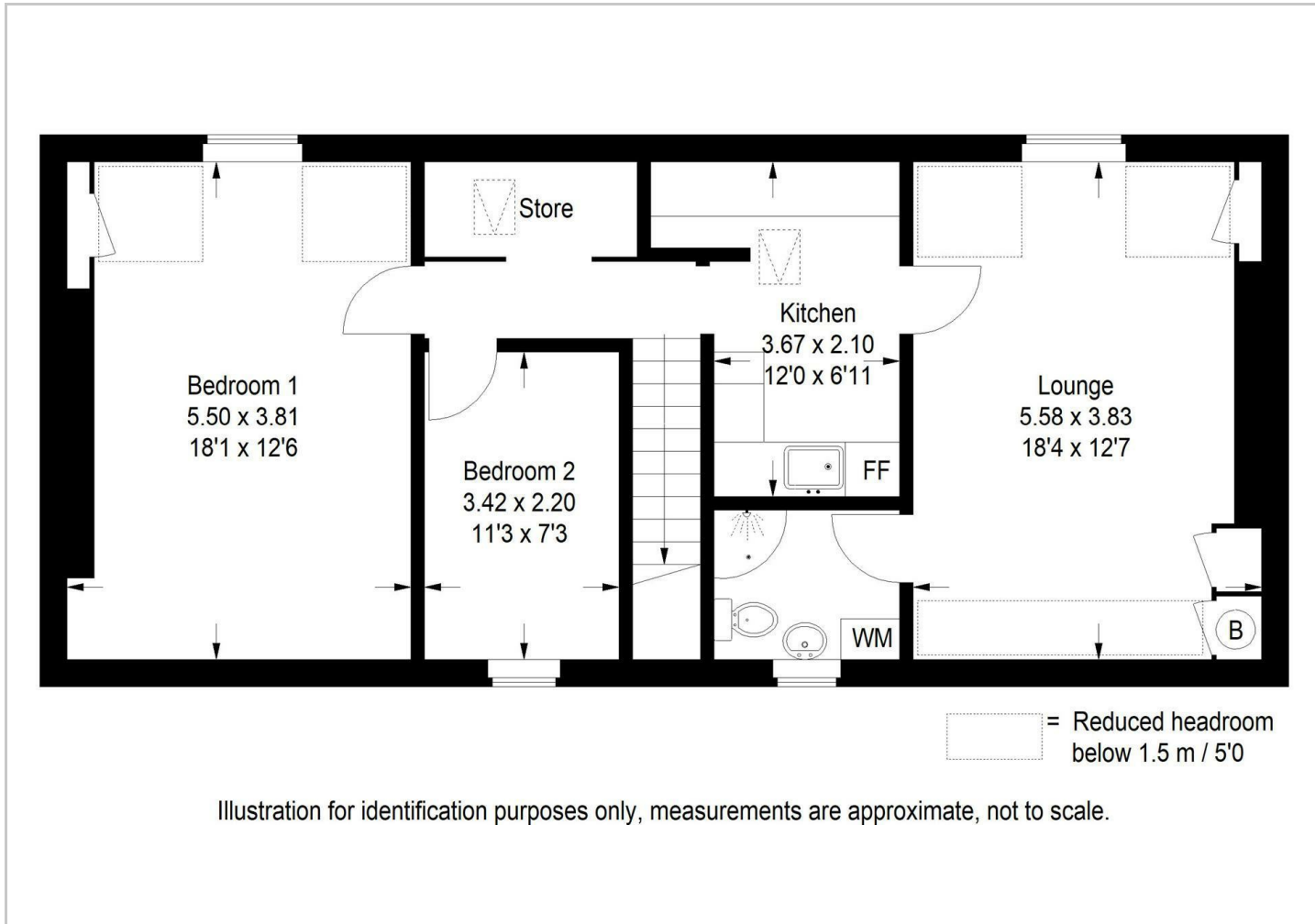
Offers

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



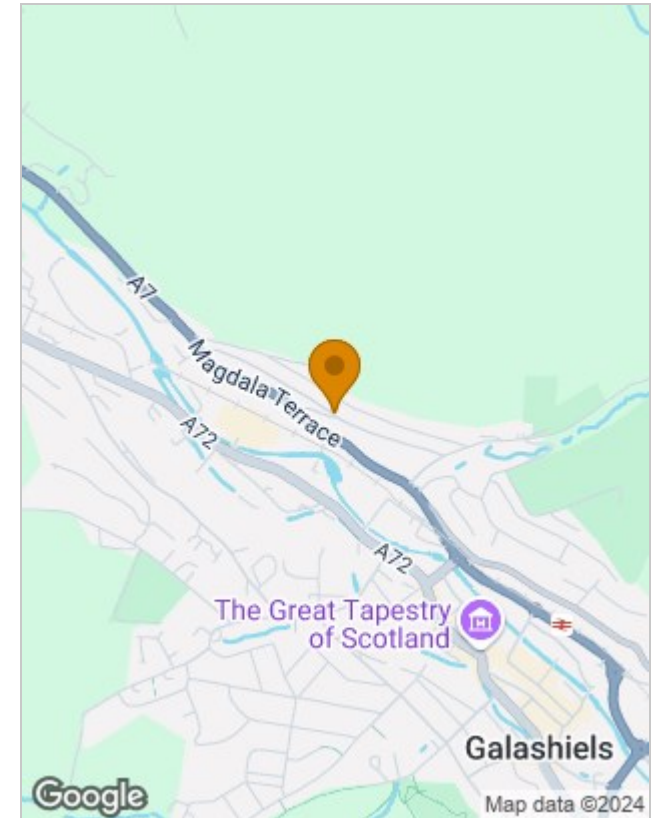
Viewing

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

