




JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

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158 Halliburton Place, Galashiels, TD1 2JH

Guide price £80,000





158 Halliburton Place Galashiels, TD1 2JH

- 2 Bedroom Maisonette
- Private Gardens
- Popular Residential Location
- Close to Town Centre
- Well-Proportioned Accommodation
- Gas Central Heating & DG
- Ideal First-Time Buy
- Excellent Local Amenities

We are delighted to bring to the market this spacious two-bedroom maisonette in a very popular residential area close to Galashiels town centre. The property benefits from well-proportioned accommodation, double glazing, gas central heating and an area of private garden. Galashiels town centre is within easy walking distance, including the Galashiels Railway Station and Transport Interchange.

ACCOMMODATION

- HALLWAY - LOUNGE - KITCHEN - 2 BEDROOMS - BATHROOM -



Internally

The property is in good decorative order throughout and benefits from all mains services, modern Kitchen and Bathroom fittings, GCH and double glazing.

Kitchen

The kitchen is fitted with a range of wall and base units with laminate worktops and a stainless steel sink. There are appliance spaces for a freestanding cooker, washing machine and fridge freezer.

Bathroom

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

Externally

The property benefits from a private area of garden ground to the rear of the property, which is laid to gravel.





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, curtains and integrated appliances are to be included within the sale.

Services

Mains water, electric and drainage. GCH and double glazing.

Council Tax

Council Tax Band B.

Viewings

Strictly By Appointment via James Agent.

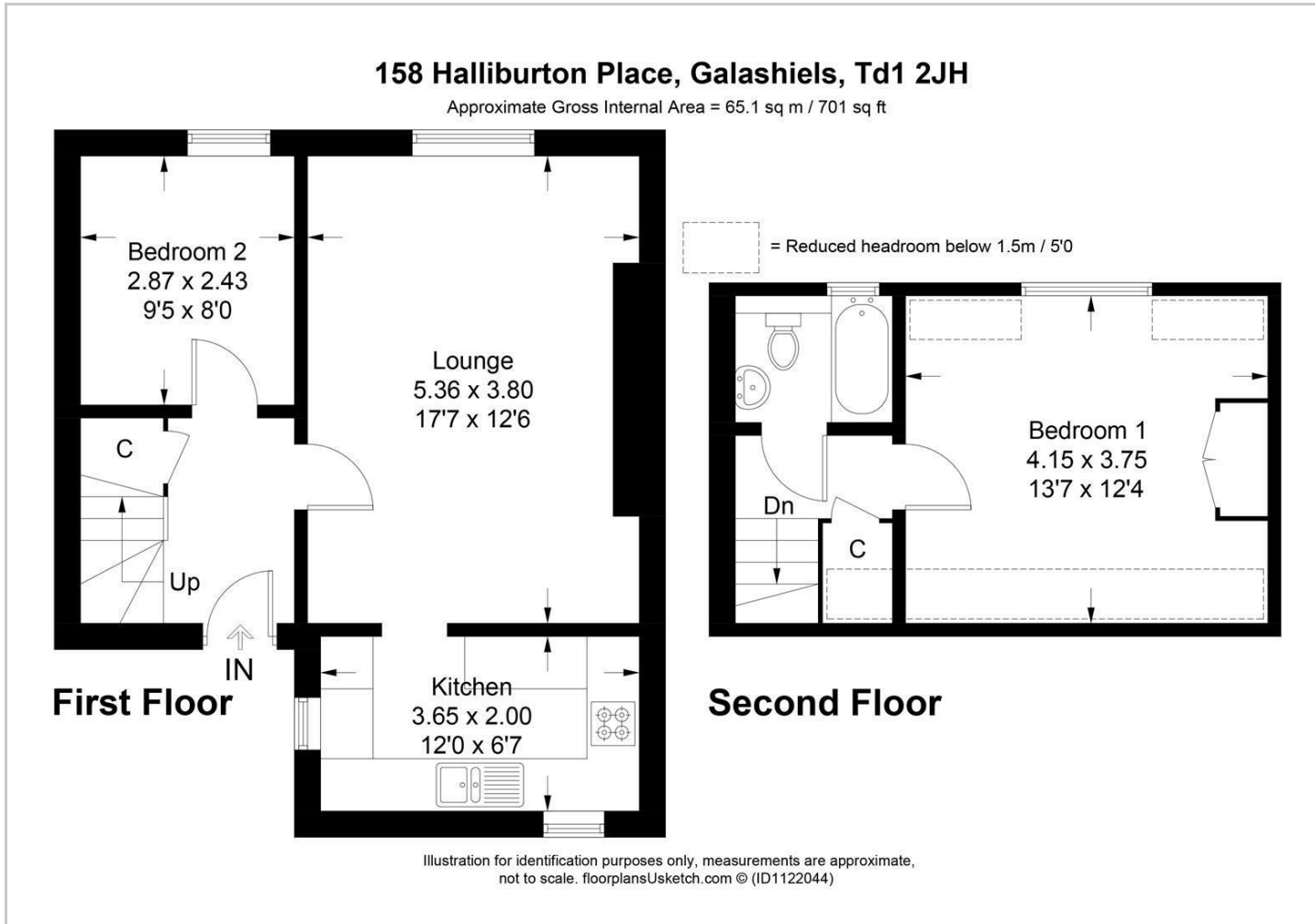
Offers

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



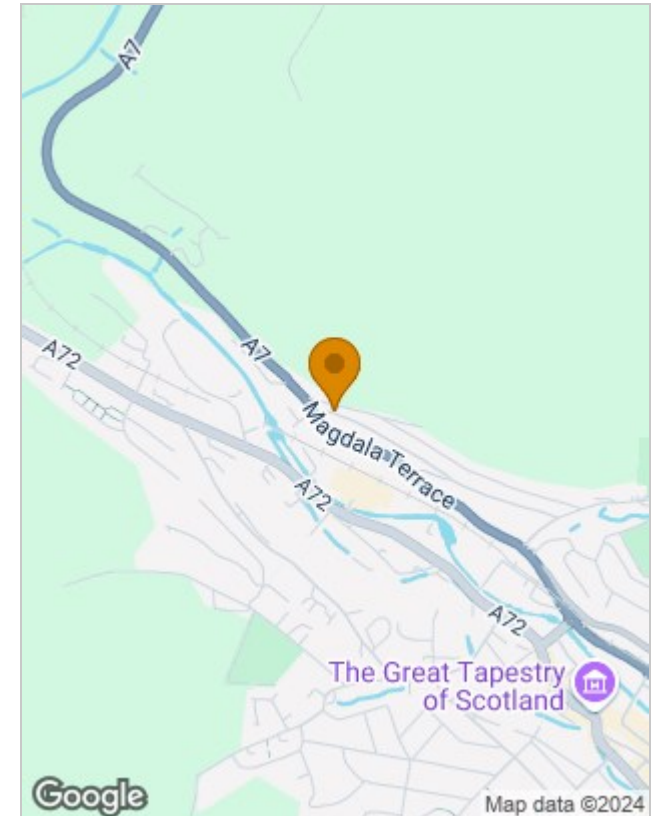
Viewing

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

