



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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1 Manse Place, Galashiels, TD1 1ND

Guide price £125,000



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1 Manse Place Galashiels, TD1 1ND

- Ground Floor Apartment
- Quiet Residential Location
- Garage and Parking Space
- Ample Storage Throughout
- 2 Double Bedrooms
- Rarely Available
- Ideal Downsizing Opportunity
- Gas Central Heating & Double Glazing

We are delighted to offer this ground floor apartment set in a quiet cul-de-sac opposite Victoria Park, a sought-after position a short distance from the centre of Galashiels. The property offers bright, spacious accommodation and benefits from an attractive balcony, gas central heating, double glazing, private garden to the front and rear, garage and parking space.

ACCOMMODATION

- HALLWAY - SITTING ROOM - KITCHEN - BATHROOM - 2 BEDROOMS -



Internally

The property is well-presented throughout, and offers bright, spacious accommodation including two double bedrooms, spacious sitting room, kitchen and bathroom, with lots of storage throughout.

Kitchen

The Kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven and gas hob, and there is ample space for a table and chairs. There is a useful larder and a cupboard housing the boiler and connection for a washing machine.

Sitting Room

The large sitting room has patio doors onto the balcony and could easily accommodate a dining area.

Bedrooms

The property has two spacious double bedrooms. Bedroom one is to the front and has dual aspect windows. Bedroom two is to the rear and benefits from both double and single wardrobe cupboards.

Bathroom

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





Externally

There is a private garden area to the front, which is set with mature shrubs, trees and lawn, and also a private rear garden which has been newly planted with well stocked flower beds. There is a large storage cupboard adjacent in the communal hallway plus a single garage with a parking place in front.

Location

The property is located in a quiet residential position a short distance from the centre of Galashiels, and also benefits from excellent transport links to all other Border towns as well as Edinburgh. 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 water, gas, electric and drainage. Gas central heating and double glazing.

Council Tax

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.

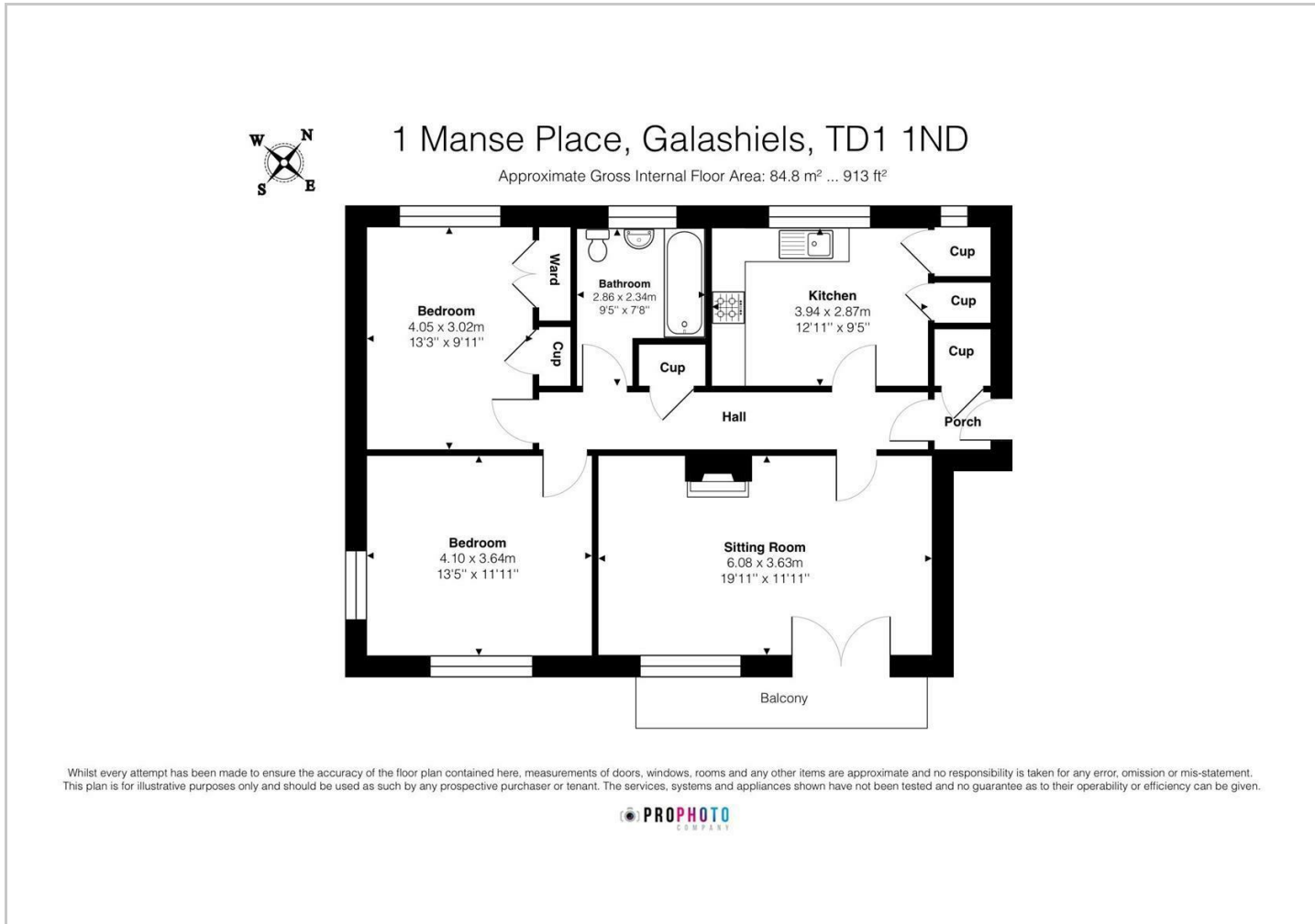
Offers

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



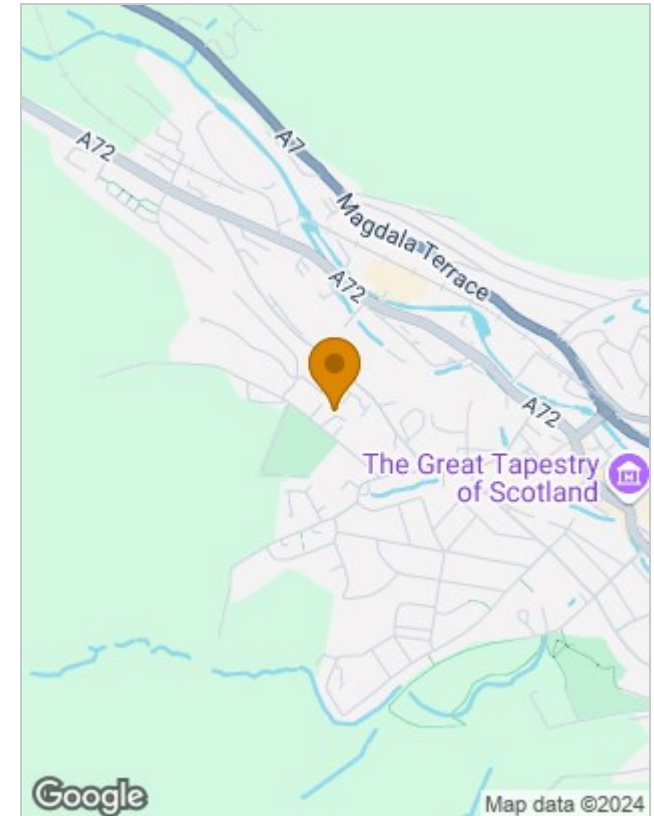
Viewing

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

