



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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10 Island Street, Galashiels, TD1 1NU

Offers over £100,000



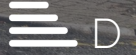
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Offers over £100,000

10 Island Street Galashiels, TD1 1NU

- First Floor Flat
- Immaculately Presented
- Main Door
- Excellent Local Amenities
- 2 Bedrooms
- Extensively Renovated
- Close to Town Centre
- Gas Central Heating & Double Glazing

10 Island Street is a bright and spacious 2 bedroom, main door flat located within a popular residential and retail area close to Galashiels town centre. The property has been extensively renovated by the current owner and is presented in turn-key condition.

The property is situated close to a variety of local amenities including local shops, hair salons, swimming pool and the Scott Park. Galashiels town centre is within easy walking distance, including the Galashiels Railway Station and Transport Interchange.

- ENTRANCE HALLWAY - SITTING ROOM - KITCHEN - 2 DOUBLE BEDROOMS - SHOWER ROOM -



Internally

The property offers bright, immaculately presented accommodation and benefits from a main door entrance. Neutral décor and brand new fixtures and fittings complete this turn-key package.

Kitchen

The kitchen is fitted with a range of modern high gloss wall and base units overlaid with a marble effect worktop incorporating a stainless-steel sink and mixer tap. Integrated appliances include an electric oven, combi microwave, hob with extractor hood, fridge freezer, wine cooler, dishwasher and washer dryer.

Bathroom

The bathroom is fitted with a 3-piece suite including WC, vanity sink unit and large walk-in shower enclosure with mixer shower.





Location

The property is located within a popular residential and commercial area close to a variety of shops and restaurants. There is a regular bus service which runs daily with a bus stop located in close proximity to the property. More comprehensive amenities are readily available a short distance away in Galashiels town centre 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, blinds and integrated appliances are to be included within the sale.

Home Report

A copy of the Home Report can be downloaded from our website.

Council Tax Band

Band A.

Viewings

Strictly By Appointment Only via the Selling 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.





