



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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37 Kirkbrae, Galashiels, TD1 1NQ

Guide price £110,000



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# 37 Kirkbrae, Galashiels, TD1 1NQ

- Ground Floor Apartment
- Well-Presented Throughout
- Ideal Downsizing Opportunity
- Transport Links Close-by
- 2 Double Bedrooms Plus Study / Dressing Room
- Private Courtyard Garden
- Close to Town Centre
- Quiet Residential Location

We are delighted to bring to the market this spacious and very well-presented two-bedroom ground floor apartment situated in a convenient location close to all local amenities and transport links within Galashiels town centre. The property offers a perfect balance of practicality and style, ideal for those looking to downsize without compromising on space and comfort. The property further benefits from gas central heating, double glazing and a private courtyard garden area.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - TWO DOUBLE BEDROOMS - STUDY - SHOWER ROOM



Guide price £110,000



## Internally

The property is accessed via a UPVC front door into the welcoming hallway. The bright and airy lounge is ideal for relaxation and provides plentiful space for a dining table and chairs. Adjacent to the lounge is the well-appointed kitchen, offering ample space for meal preparation. There is a well-appointed shower room to the front of the property adjacent to the front door. The rear hallway leads to the two double bedrooms, one of which benefits from a study / dressing room off.

## Kitchen

This warm and inviting kitchen is fitted with a good range of cream wall and base units overlaid with solid wood worktops incorporating a stainless-steel sink with more tap. There are freestanding appliance spaces for a cooker, washing machine and tall fridge freezer. Neutral tiling and wooden flooring completes the look perfectly.

## Shower Room

The shower room is fitted with a modern 3-piece suite including WC, pedestal basin and large shower enclosure with mixer shower and tiled splashbacks. There is a large window allowing for plentiful natural daylight.





### Externally

There is a private courtyard garden to the rear of the property largely laid to gravel.

### Services

All mains services.

### Council Tax

Council Tax Band B.

### EPC Rating

EPC Rating D.

### 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.

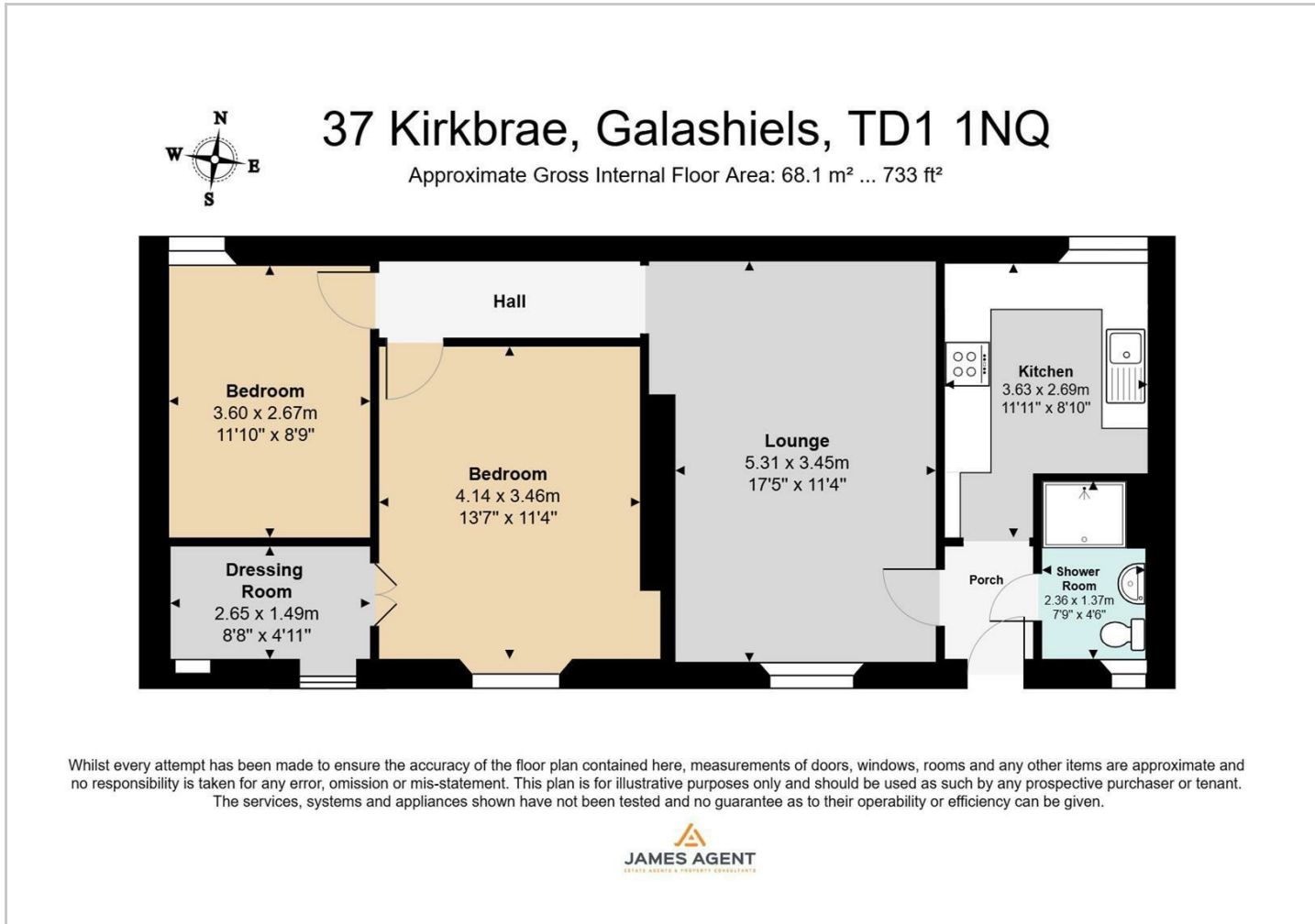








## Floor Plans



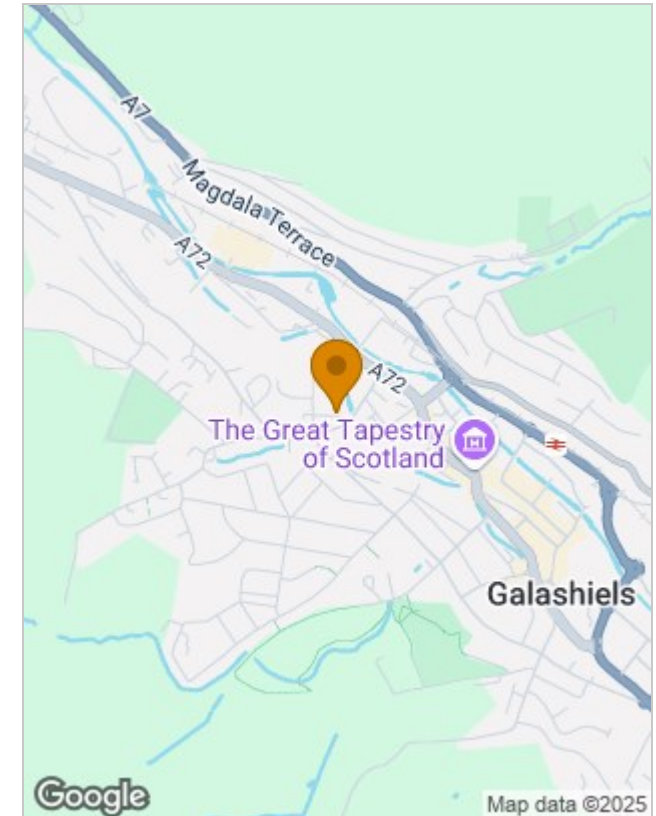
## Viewing

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

