



93 Wood Street, Galashiels, TD1 1QZ

Guide price £79,500









# 93 Wood Street Galashiels, TD1 1QZ

- 2 Bedroom Maisonette
- Ideal Rental Investment
- Gas Central Heating
- Close to Town Centre
- Private Garden
- Double Glazing

We are delighted to bring to the market this 2 bedroom maisonette located within a popular residential area a short distance from Galashiels town centre and local transport links including the Galashiels railway station. The property would benefit from a degree of upgrading and has excellent potential with double glazing and a private garden, and is ideally suited to a first time buyer or investor.

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



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## Kitchen

The kitchen is fitted with a range of wall and base units with laminated worktops and an inset 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 panel bath with electric shower over.

## Location

The property is located within a popular residential area where local amenities are readily available nearby. 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.



### Fixtures & Fittings

All fitted floor coverings and blinds are to be included within the sale.

### Services

Mains electricity, water and drainage, and double glazing.

### Council Tax

Band B.

### Viewings

Strictly By Appointment Only via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website [www.jamesagent.co.uk](http://www.jamesagent.co.uk).

### 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.

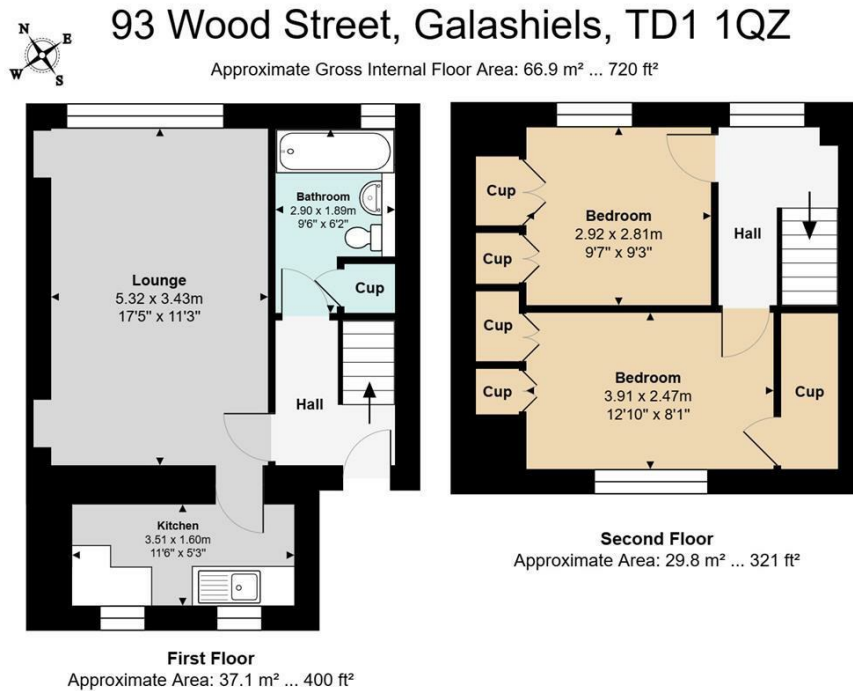








## Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

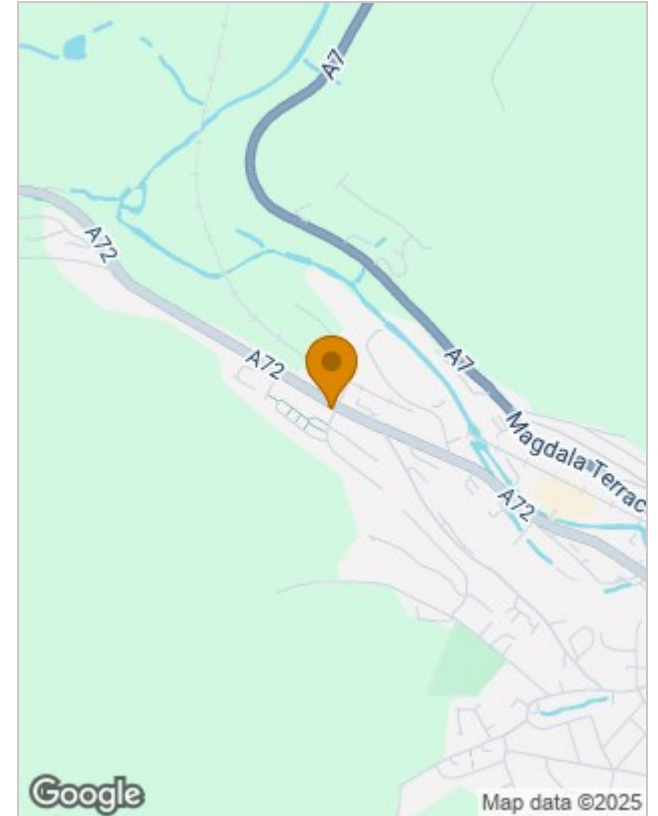


## Viewing



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.

## Location Map



### Energy Performance Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	61	80	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>	55	82
<p><b>Scotland</b></p> <p>EU Directive 2002/91/EC</p> 			<p><b>Scotland</b></p> <p>EU Directive 2002/91/EC</p> 		

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