



39 Thistle Street, Galashiels, TD1 1LX

Guide price £100,000









# 39 Thistle Street Galashiels, TD1 1LX

- 2 Bedroom Maisonette
- Private Garden
- Popular Residential Location
- Close to Town Centre
- Well-Proportioned Accommodation
- Gas Central Heating & Double Glazing
- Ideal First-Time Buy
- Short Distance from Train Station

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 bright, well-proportioned accommodation, gas central heating and a private garden.

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. A great range of schooling is available nearby including the well-regarded Burgh Primary School and Galashiels Academy.

## ACCOMMODATION

HALLWAY - LOUNGE - KITCHEN - 2 BEDROOMS - BATHROOM -



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## Internally

The property is accessed via a staircase at the rear of the building. From the hallway, there is access to the lounge with adjoining kitchen, as well as a spacious double bedroom with large boiler cupboard, which also has a space for a freestanding washing machine. Upstairs there is a bright landing, double bedroom, two cupboards and a family bathroom.

## Kitchen

The kitchen is well equipped with a range of wall and base units with laminated worktops and stainless steel sink with mixer tap. There is an integrated electric oven, electric hob with an extractor hood, and an under counter space for a freestanding fridge.

## Bathroom

The bathroom is fitted with a 3-piece suite including WC pedestal wash hand basin and bath with shower and tiled splashbacks.



### Externally

There is an area of private garden grounds to the rear of the property, primarily laid to lawn with an attractive patio and handy timber shed.

### Location

The property is located within a very popular residential area. A fully comprehensive range of amenities and facilities are readily available a short distance away 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. 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.

### 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.

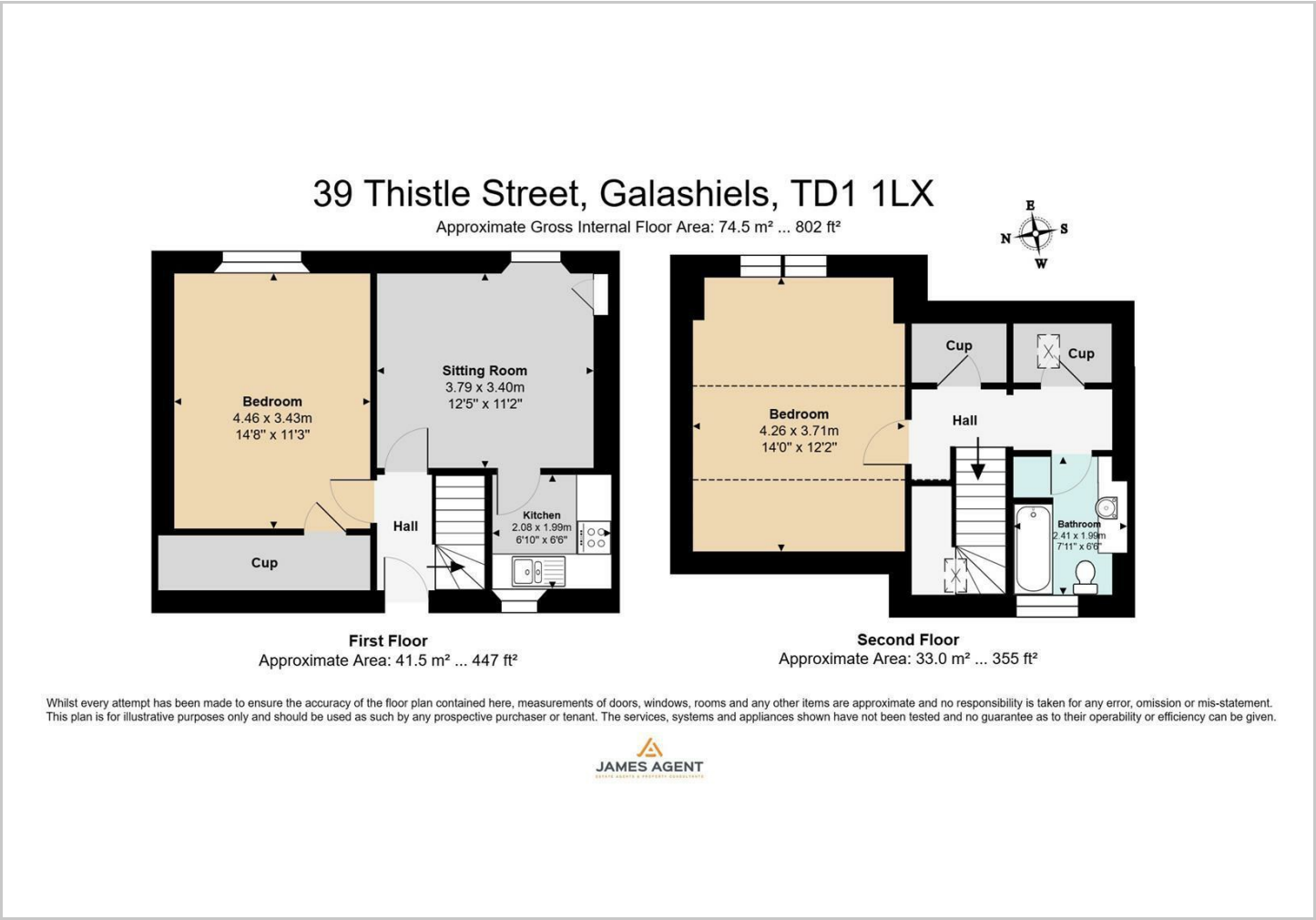








Floor Plans



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

