



13 Wood Street, Galashiels, TD1 1QU

Guide price £45,000





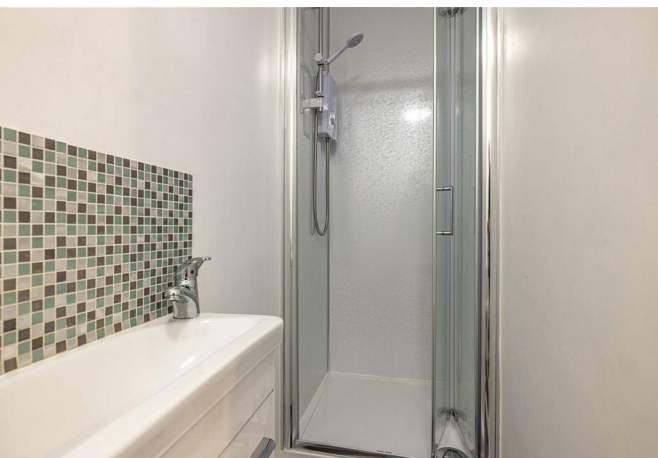
13 Wood Street, Galashiels, TD1 1QU

- Studio Apartment
- Modern Gas Central Heating & Double Glazing
- Private Off-street Parking
- Investment Potential
- Close to Town Centre
- Modern Fixtures & Fittings
- Large Private Gardens
- Ideal First-Time Buy
- Popular Residential Location
- Train Station Nearby

We are delighted to bring to the market this well presented ground floor studio apartment located within a popular residential area just a short walk to Galashiels town centre, ideal for a first-time buyer or rental investment. The property benefits from modern fixtures & fittings, gas central heating, large gardens and private off-street parking.

The property is situated close to a variety of local amenities including Aldi supermarket, restaurants and retail shopping. 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.

- ENTRANCE HALL - LIVING ROOM / BEDROOM - KITCHEN - SHOWER ROOM -



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Internally

The access is via the front door the property in to the hallway. From the hallway, you have access to the bathroom and bedroom/living room of the property. The main room has two cupboards and is where you access to the adjoining kitchen.

The property is accessed via a multi-locking front door into the entrance hallway. There is a well-proportioned lounge / bedroom with plentiful built-in storage. The well-appointed kitchen is accessed via the lounge and enjoys a view over the rear garden. The modern shower room completes the accommodation.

Kitchen

The kitchen is well equipped with a range of wall and base units overlaid with laminated worktops incorporating a stainless-steel sink with mixer tap. There is an integrated electric oven, electric hob and extractor hood. There are under-counter appliance spaces for a freestanding fridge and washing machine.

Shower Room

The shower room is fitted with a 3-piece suite including WC pedestal wash hand basin and shower cubicle with mixer shower and laminated splashbacks.



Externally

The property benefits from generous private gardens to the rear of the property part bound by timber fencing and hedging. The gardens, although in need of cultivate, provide an excellent opportunity to create a wonderful outdoor recreational space. The property also benefits from a dedicated parking space to the side of the property.

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 and integrated appliances are to be included within the sale. Freestanding white goods and furniture are also available by negotiation.

Services

Mains water, electric and drainage. GCH and double glazing.

Council Tax

Council Tax Band A.

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



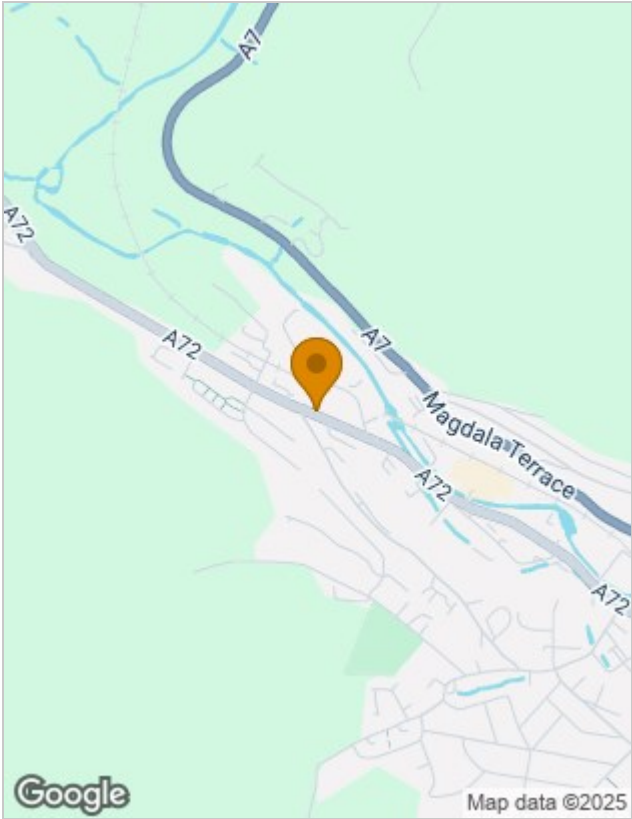
Viewing

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

