



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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70 Victoria Street, Galashiels, TD1 1HJ

Guide price £120,000



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# 70 Victoria Street Galashiels, TD1 1HJ

- Immaculately Presented Maisonette
- Private Garden
- Modern Fixtures & Fittings
- Short Distance from Train Station
- Gas Central Heating & Double Glazing
- 2 Bedrooms
- Popular Residential Location
- Close to Town Centre
- Ideal First-Time Buy
- Excellent Local Amenities

We are delighted to offer this bright 2 bedroom first and upper maisonette located in a popular residential area just a short walk from the many amenities of Galashiels town centre. The property is presented in excellent order throughout and benefits from gas central heating and double glazing, as well as a newly updated bathroom.

## ACCOMMODATION

ENTRANCE HALL - LOUNGE - KITCHEN - 2 BEDROOMS - BATHROOM -



### Internally

The property is accessed via an external staircase at the rear of the building. From the hallway there is access to the kitchen and spacious lounge with useful office nook, while upstairs there are two double bedrooms and a modern bathroom.

### Kitchen

The kitchen is fitted 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, gas hob and extractor hood, and dishwasher, with spaces for a washing machine and tall fridge freezer.

### Bathroom

The Bathroom is fitted with a 3-piece suite including WC, vanity sink unit and bath with electric shower over and modern panelling.

### Externally

There is an area of private garden ground to the rear of the property, laid to lawn and decking, creating a wonderful space for relaxing or entertaining. There is a timber shed and brick-built store offering useful storage.





### 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.

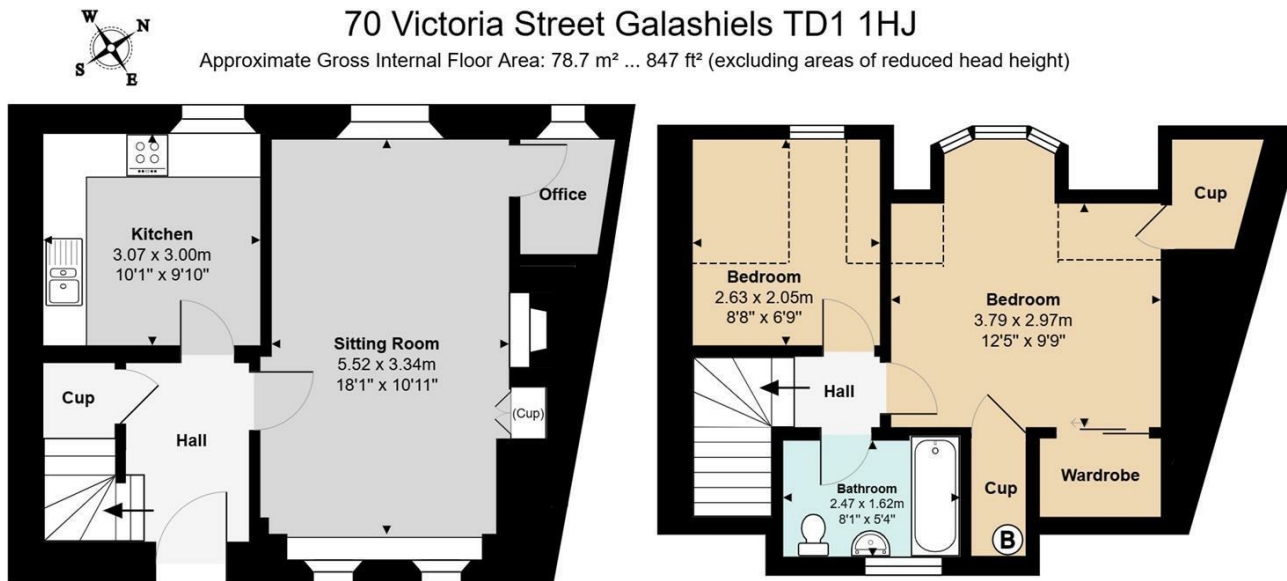








## Floor Plans



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.

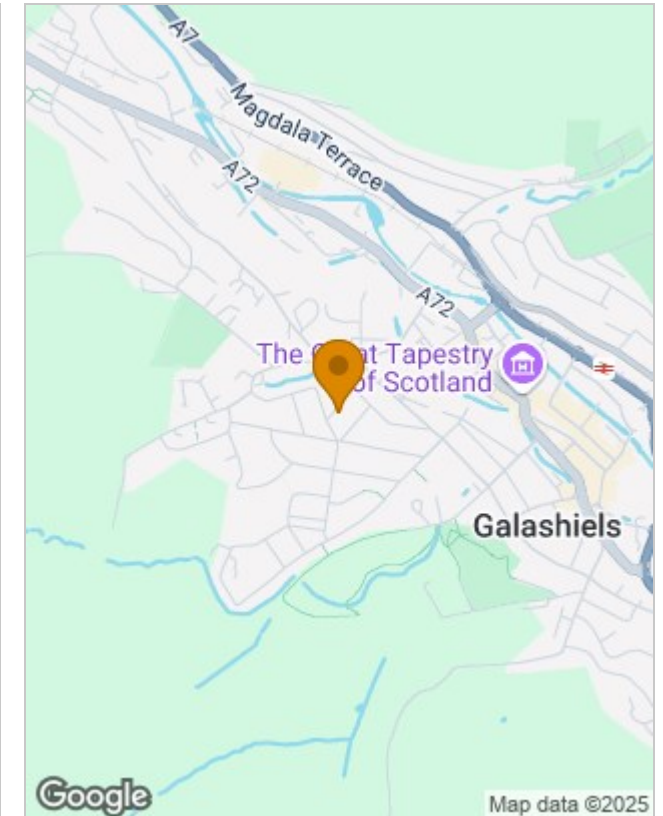


## Viewing

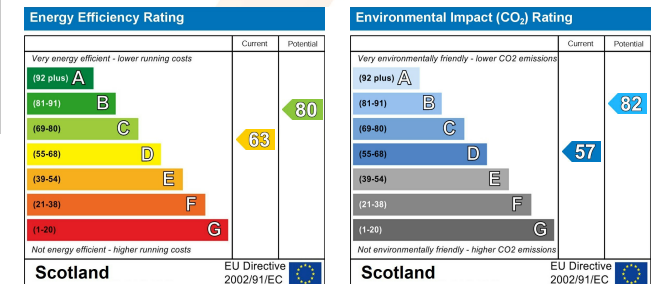
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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



1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD