



61 Island Street, Galashiels, TD1 1PA

Guide price £85,000





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- 2 Bedroom Ground Floor Flat
- Ideal First-Time Buy
- Gas Central Heating & Double Glazing
- Short Distance from Train Station
- Close to Town Centre
- Popular Residential Location
- Investment Potential

We are delighted to offer this bright 2 bedroom ground floor apartment located in popular residential area just a short walk from the many amenities of Galashiels town centre. The property is well presented in excellent order throughout and benefits from gas central heating and double glazing, as well as new carpets, flooring and kitchen cabinets.

ACCOMODATION

ENTRANCE HALL - LOUNGE - KITCHEN - 2 BEDROOMS - BATHROOM



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Internally

The access to the property is via the front door in to the entrance hallway. From the hallway, you have access to the lounge, bathroom, cupboard and two bedrooms. The well-equipped kitchen is accessed via the lounge.

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 and gas hob and extractor hood. There is an under-counter appliance space for a freestanding washing machine and space towards the end of the kitchen for a freestanding fridge.

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 tiled splashbacks.



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.

Fixture & 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

