



36 Meigle Street, Galashiels, TD1 1LL

Guide price £110,000



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36 Meigle Street Galashiels, TD1 1LL

- 2 Bedroom Maisonette
- Private Garden
- Popular Residential Location
- Close to Town Centre
- Well-Proportioned Accommodation
- Gas Central Heating & Double Glazing
- Ideal First-Time Buy
- Close to Local Shopping

We are delighted to bring to the market this attractive two-bedroom maisonette in a very popular residential area close to Galashiels town centre. The property benefits from wonderful views over the town and to the hills beyond, as well as 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 kitchen and the bright sitting room. Upstairs there are two bedrooms and the family bathroom.

Kitchen

The kitchen is well equipped with a range of wall and base units with laminated worktops and stainless steel sink. There is an integral electric oven and hob with an extractor hood, and spaces for a freestanding washing machine and tall fridge/freezer.

Bathroom

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

Externally

There is an area of private garden grounds to the rear of the property which is laid to lawn with a gravel seating area. There is a timber garden shed and a brick built store which offer useful storage.



Location

The property is located within a well-established residential area close to shops, bars, restaurants and transport links. Educational facilities are within walking distance.

The Galashiels Interchange is also close-by, providing regular bus routes throughout the Scottish Borders and beyond to Edinburgh, Carlisle and Berwick Upon Tweed. The Interchange also houses the train station with regular train services to Edinburgh Waverley Station making Galashiels the perfect location for commuting to the City. Journey times are typically under one hour.

Fixtures & Fittings

All fitted carpets, floor coverings, fitted blinds/curtains 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

Home Report

A copy of the Home Report can be downloaded from our website.

Viewings

Strictly By Appointment via James Agent.

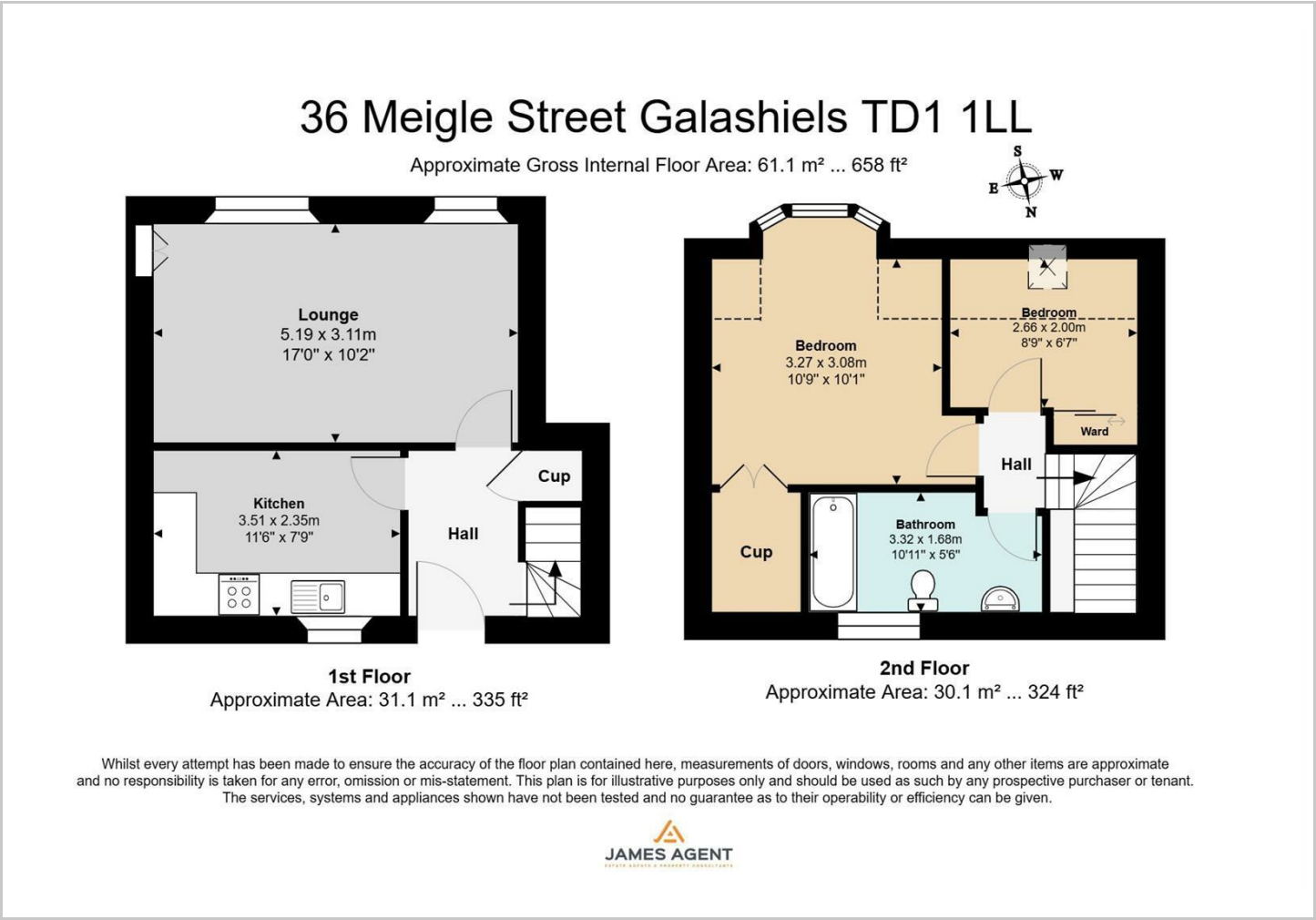
Offers

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

