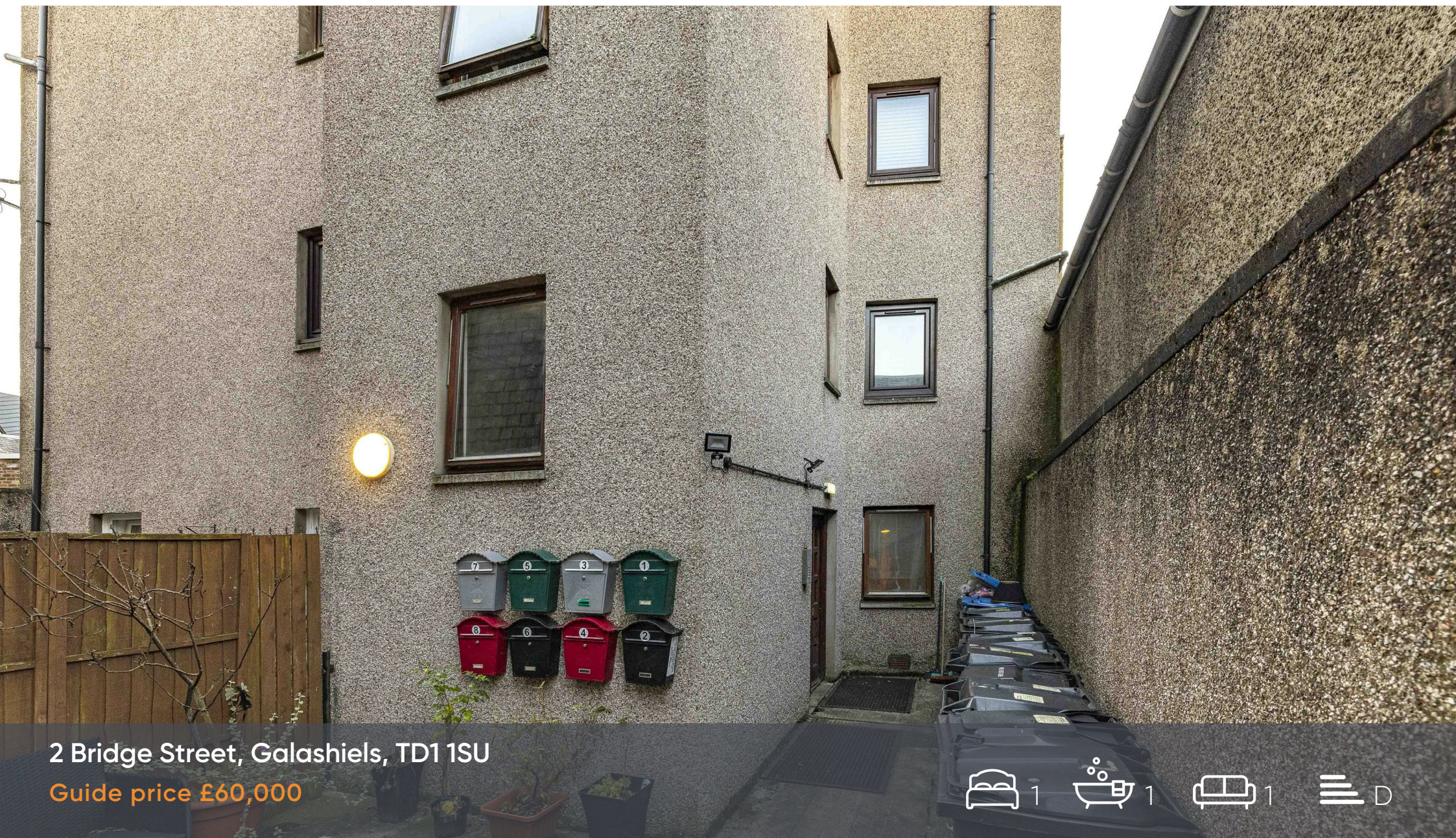




2 Bridge Street, Galashiels, TD1 1SU

Guide price £60,000





## 2 Bridge Street Galashiels, TD1 1SU

- Ground Floor Apartment
- Ideal Downsizing Opportunity
- Short Distance from Train Station
- Close to Town Centre
- Investment Potential
- One Bedroom
- Double Glazing
- Popular Residential Location
- Local Amenities Nearby
- Turn Key Condition

We are delighted to bring to market this well-presented one-bedroom ground floor apartment tucked away within the heart of Galashiels town centre. The property is situated close to a variety of local amenities including local shops, hair salons and the MacArts live music venue including five-minuted walk to all transport links within the Galashiels Transport Interchange.

The property provides an ideal purchase for a first-time buyer of downsizer looking for an easily managed turn key property close to the hustle and bustle of the vibrant town centre.

### ACCOMODATION

- HALLWAY - SITTING ROOM - KITCHEN - BEDROOM - BATHROOM -



### Internally

The property is found to be in good order throughout. The main hallway gives access to the bedroom, bathroom and sitting room. The kitchen is conveniently accessed via the sitting room.

### Kitchen

The kitchen is fitted with a good range of wall and base units overlaid with laminated worktops and incorporates a stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include electric hob and oven.

### Bathroom

The bathroom is fitted with a three piece suite including WC, pedestal wash hand basin and bath with overhead electric shower.





### Location

The property is located in a popular residential area close to Galashiels town centre and all local amenities including shops, bars and restaurants.

The Galashiels Interchange is within easy walking distance which provides regular bus services throughout the Borders and beyond to Edinburgh and Carlisle. The interchange also houses the Galashiels Train Station with regular services to-and-from Edinburgh Waverley. Journey times are typically under one hour, making Galashiels an ideal location for commuting.

### Fixture & Fittings

Fitted flooring, blinds and integrated appliances will be included within the sale.

### Services

Mains water, electricity and drainage. Electric Heating and Double Glazing.

### Council Tax

Council Tax Band A.

### Viewings

Viewings are strictly by appointment through James Agent.

### Home Report

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

### Offers

All offers should be submitted in writing to Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at anytime.

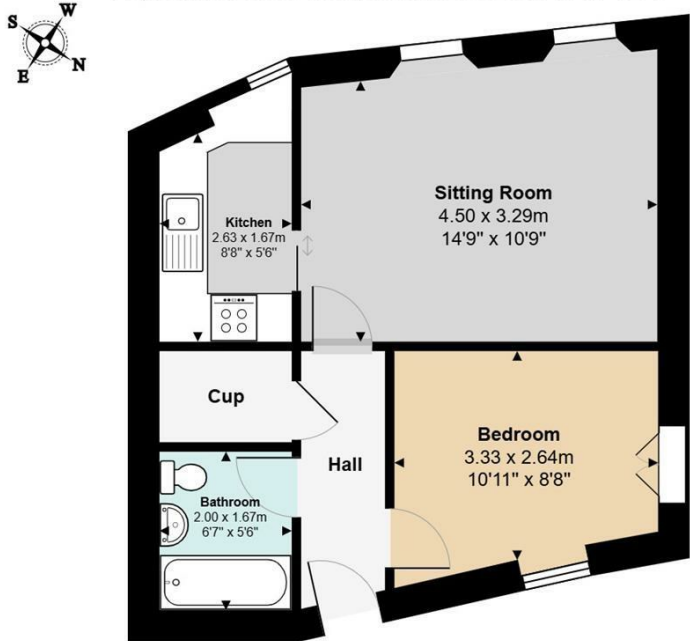




Floor Plans

2 East Mill, Bridge Street, Galashiels, TD1 1SU

Approximate Gross Internal Floor Area: 39.9 m<sup>2</sup> ... 430 ft<sup>2</sup>



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.



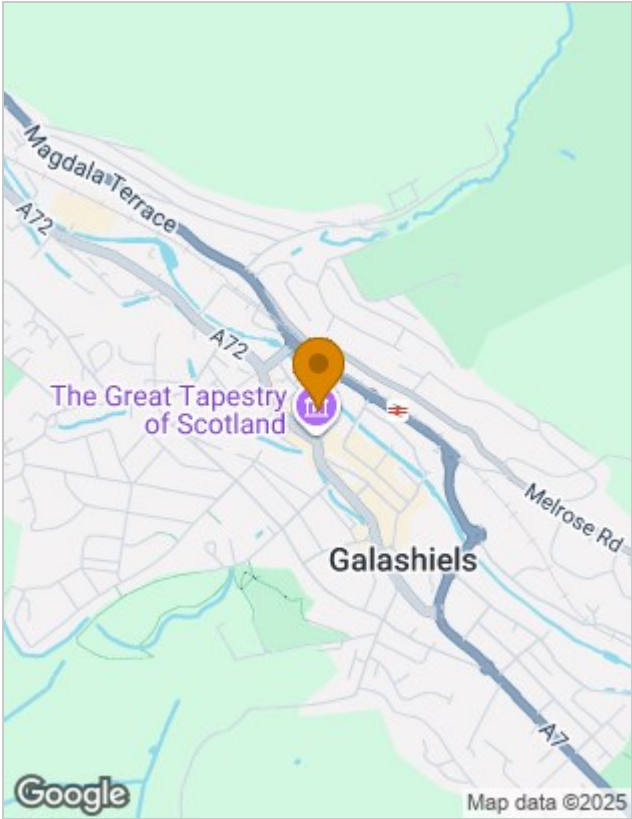
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

