



172 Croft Street, Galashiels, TD1 3BS

Offers over £145,000





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- 3 Bedroom Maisonette
- Spacious Garden
- Shared Driveway
- Schooling Close-by
- Popular Residential Location
- Immaculately Presented
- Ideal First-Time Buy
- Gas Central Heating & Double Glazing
- Close to Town Centre
- Transport Links Close-By

We are delighted to bring to market this immaculate 3 bedroom maisonette close to the centre of Galashiels. 172 Croft Street offers generous living accommodation across two floors. With three well-proportioned bedrooms, a spacious sitting room and bright modern kitchen, this property is ideal for first-time buyers and growing families. The property is situated close to a variety of local amenities including Gala Water Retail Park and supermarkets. Galashiels town centre is within easy walking distance, with transport links including the Galashiels Railway Station and Transport Interchange.

ACCOMODATION

- HALLWAY - SITTING ROOM - KITCHEN - BATHROOM - HALL LANDING - THREE DOUBLE BEDROOMS -



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Internally

Entering in to a bright hallway that provides access to all ground floor rooms including the sitting room, bedroom, kitchen and bathroom. A notable feature of the living accommodation is the working open fire in the lounge, providing a cosy atmosphere and fantastic focal point. The staircase from the hallway leads to the first floor, where there are two further bedrooms both featuring pointed stonework detailing and built-in storage. The second bedroom also has marvellous exposed beams giving great character to the room.

Kitchen

The Dining kitchen is a fantastic additional living space with ample room for a table. The kitchen is fitted with a good range of wall and base units and is overlaid with laminated worktops, incorporating a stainless-steel sink with mixer tap. Integrated appliances include a gas burner hob, electric double oven and stainless steel extractor hood. There is also undercounter space for a washing machine and dishwasher as well as a freestanding fridge.

Bathroom

The beautifully presented bathroom is fitted with a three-piece suite including WC, vanity hand wash basin and bath with overhead mixer shower and stylish splashbacks.



Externally

The property benefits from a spacious back garden ideal for entertaining and relaxing. The gardens are primarily laid with lawn with a paved seating area. The garden is also bound by timber fencing and has mature shrubs.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

Mains water, gas, electricity and drainage.

Location

The property is located within a very popular residential area where local amenities are readily available nearby including Galashiels Public Park. There is a regular bus service which runs daily with a bus stop located short walk away on Abbotsford Road. A full fully comprehensive range of amenities and facilities are readily available a short distance away in Galashiels town centre 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.

Council Tax Band

Council Tax Band B.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk.

Viewings

Strictly by Appointment Only via James Agent.

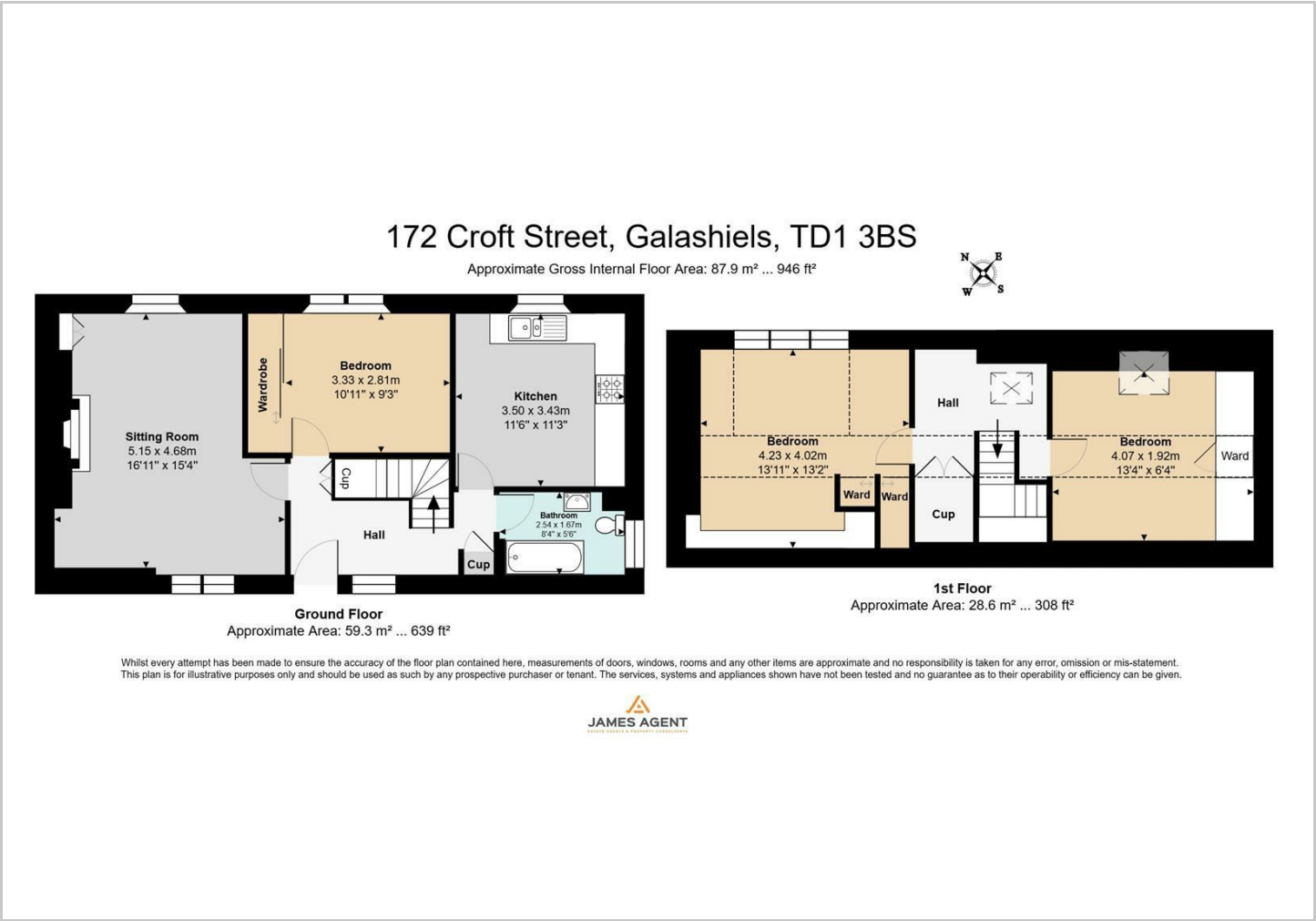
Offers

All offers should be submitted in writing in Standard Scottish Format. All interested 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 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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

