



15 Balmoral Avenue, Galashiels, TD1 1JG

Guide price £180,000





15 Balmoral Avenue Galashiels, TD1 1JG

- Semi-Detached House
- Large Private Driveway
- Large Private Gardens
- Close to Schooling
- Popular Residential Location
- Four Bedrooms
- Gas Central Heating and Double Glazing
- Local Amenities Close by
- Ideal First Time Buy
- Walking Distance to Town Centre

We are delighted to bring to the market this spacious four-bedroom semi-detached home, perfectly positioned in one of Galashiels' most popular residential areas.

This property is well-presented throughout, providing a great opportunity for a first time buyer. The accommodation includes a bright living room and kitchen, four good sized bedrooms and a family bathroom. The ground floor bedroom would also make an ideal dining room or additional family room providing a versatile layout. Outside, there is an easily managed gardens to the front and rear, together with a private driveway, providing space for multiple vehicles. There is also a cellar space for additional storage.

The property is well located for local amenities with Galashiels town centre just a short distance away. Families will appreciate the close proximity to Burgh and Balmoral Primary School, Galashiels Academy, and the local swimming pool, all within easy walking distance.

ACCOMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - DINING ROOM / BEDROOM 4 - THREE BEDROOMS - FAMILY BATHROOM -



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Internally

The property is entered in to a welcoming hallway which give access to all ground floor rooms including the lounge and kitchen, both of which have a peaceful outlook over the rear garden. There is also an additional ground floor bedroom which could also be used as a dining room or additional family room. On the first floor, there are three double bedrooms and the family bathroom.

Kitchen

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 an electric oven and gas hob with stainless steel extractor hood. There are freestanding appliance spaces for a washing machine, dishwasher and tall fridge/freezer. The kitchen benefits from a back door providing direct access to the rear garden.

Bathroom

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

Externally

The property benefits from generous front and rear gardens. To the front, there is a driveway large enough to fit several vehicles and lawn area with mature shrubs. The rear garden is full enclosed laid to a mixture of decking and lawn providing an ideal family space.



Outbuildings

There is a large cellar accessed via a timber door to the rear of the building. The cellar is sub-divided into two generous storage areas and also provides access below the property for general maintenance.

Services

All mains services are available. Gas central heating and double glazing.

Location

The property is located within a very popular residential area. A fully comprehensive range of amenities and facilities are readily available a short walk away within 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.

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. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. 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, integrated appliances and blinds are to be included within the sale.

Council Tax

Council Tax Band C.

Home Report

A copy of the home report can be downloaded from our website.

Viewings

Strictly By Appointment via James Agent.

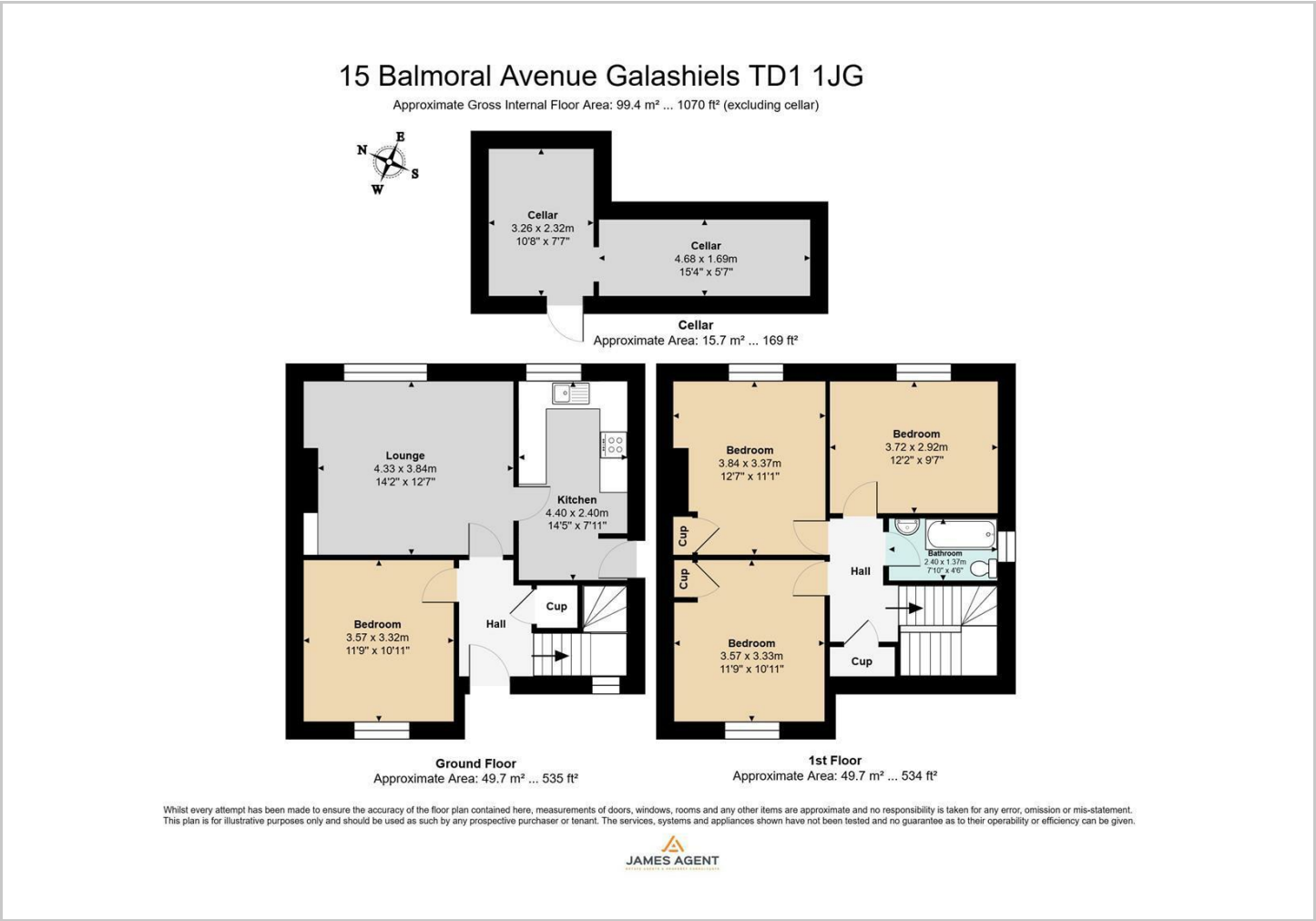
Offers

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

