

Galashiels

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41 Balmoral Road

Galashiels, TD1 1JN

Guide Price £70,000



Situated in a popular residential area of Galashiels, 41 Balmoral Road is a deceptively spacious one bedroom ground floor flat. Renovation works have been carried out by the current owner to a high standard, resulting in the property being presented in move in condition, ideal for a first time buyer, downsize or ready to go rental investment. Externally, there is a generous area of communal garden ground together with ample on street parking either on street or in the car park to the rear of the property. Viewing recommended.



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Accommodation:
Communal Entrance
Hallway
Spacious Lounge with Patio Doors
Kitchen
Double Bedroom with built in storage
Bathroom

Outside:
Communal Garden Ground
Parking Facilities

Situation

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and Fittings

All fitted carpets and floorcoverings, the kitchen, bathroom and light fittings.

Services

Mains water, gas, electricity and drainage. Gas central heating and double glazing. Secure entry system.

EPC

C

Council Tax

A

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