



94 Halliburton Place is a well presented two-bedroom first floor flat situated in an elevated position overlooking the principal Borders town of Galashiels. Only a short distance from the Borders Railway station which runs to Edinburgh, it has particularly attractive views over Galashiels and beyond.

Internally, the accommodation lies across one level and comprises two bedrooms, a bathroom, a large sitting room and a kitchen. With double glazed windows, and gas central heating it provides a warm and comfortable home. Externally, the property benefits from a private area of ground to the rear, which is accessed on the same level as the flat, and provides an excellent space to sit out. With shrubs, borders and decking, there is a generous sized garden shed beside the garden, as well as a bin store and access to communal storage on the ground floor. There is also plentiful on-street parking directly outside the flat.

Only a short distance from the town centre, with all amenities close at hand including the aforementioned railway station and transport interchange, the property is situated in a very accessible location with excellent access to Edinburgh and other Border towns via the A7.

Edinburgh 36 miles. Tweedbank 1.5 miles. Melrose 3.5 miles Peebles 21 miles

(All distances are approximate)

Location:

94 Halliburton Place is located in the principal Borders town of Galashiels. With a population of 12,000, the town offers a full range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a new Transport Interchange built primarily around the new train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note.

There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way.

Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital, the largest hospital in the Scottish Borders is only four or so miles away, on the fringes of Melrose.

Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

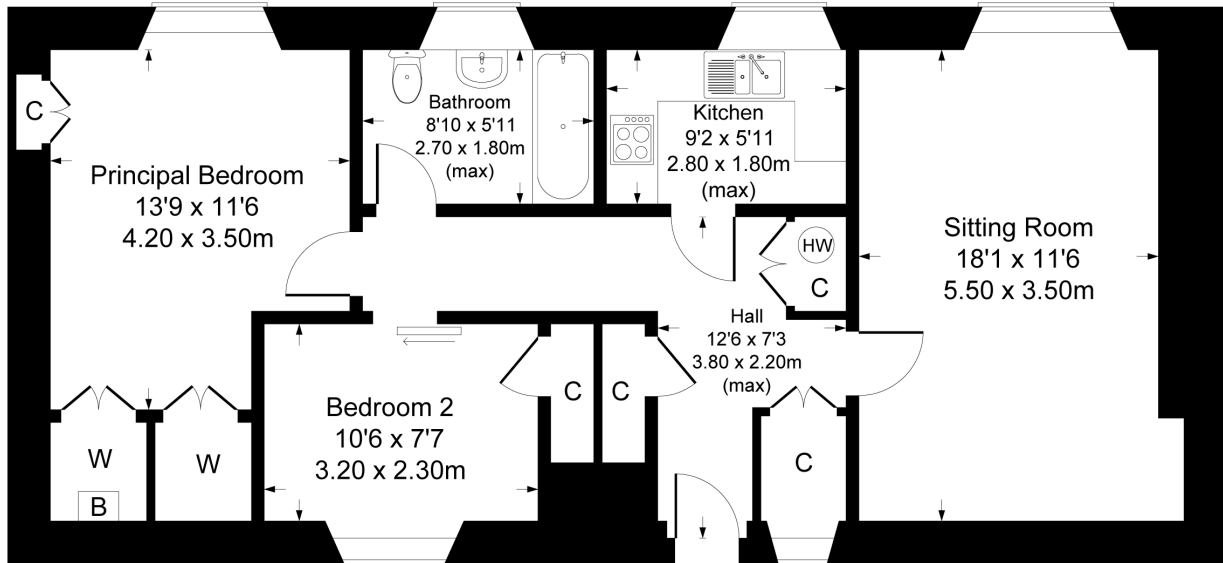
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.



94 Halliburton Place, Galashiels TD1 2JG

Approximate Gross Internal Area

786 sq ft - 73 sq m



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2020



Directions:

For those with satellite navigation the postcode is: TD1 2JG
From the East, approach Galashiels from Melrose and proceed into the heart of Galashiels on the Abbotsford Road (A7). Proceed down Braw Lads Brae and over the first roundabout, taking the first left on the next roundabout beside ASDA and onto Currie Road. Turn left again at the next roundabout and pass the Transport Interchange at the train station and over the small roundabout, and proceed through the traffic lights and over a further roundabout onto High Buckholmside (A7). Turn right onto Ladhope Bank and take the first left onto Halliburton Place. Proceed forward and you will come to an opening in the building on your right, which is virtually opposite the left turn for Halliburton Terrace. Go through the gap, turn right and go up the external stone stairs to the front door.

From the A7 (going South) travel through Stow and then on to Galashiels. As you enter Galashiels on the A7, you proceed onto Magdala Terrace turn left onto Halliburton Terrace and proceed up the hill. As you reach Halliburton Place you will see the opening in the building directly ahead of you, and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: B

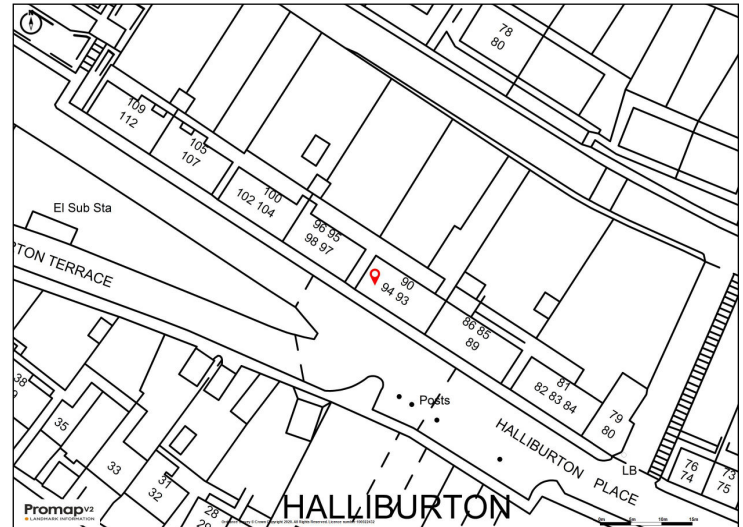
EPC Rating:

Current EPC: C72

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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