



80 Talisman Avenue, Galashiels

TD1 2DL

[Info](#)

[Photography](#)

[Floor Plan](#)

[Location](#)

[Contact](#)

80 Talisman Avenue, Galashiels TD1 2DL



3

Bed(s)



1

Bath(s)



836

SQFT

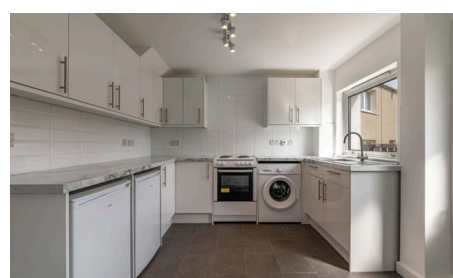
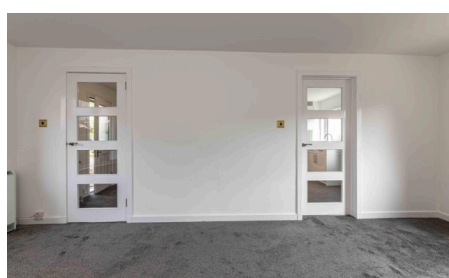
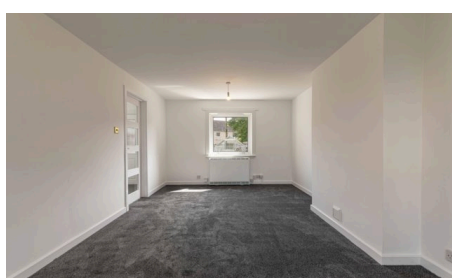
Key features

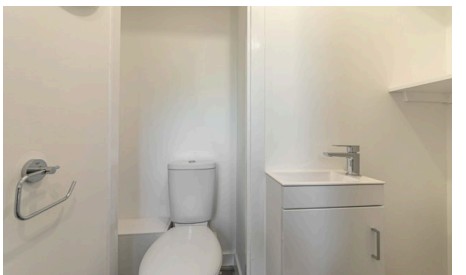
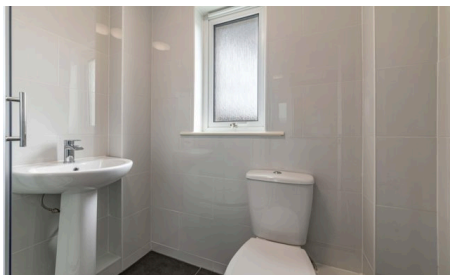
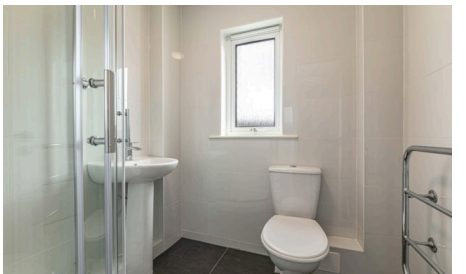
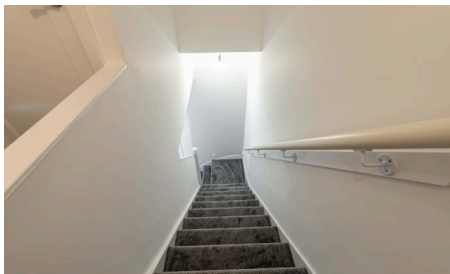
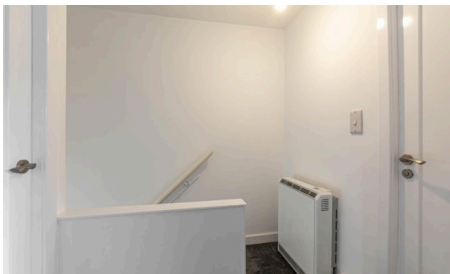
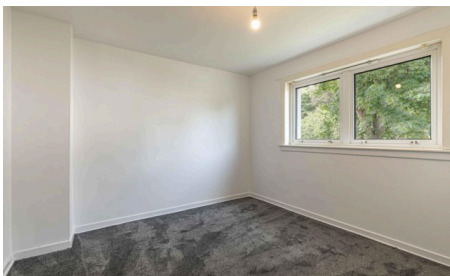
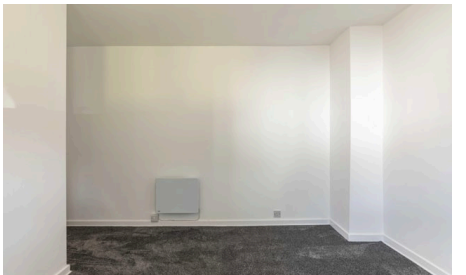
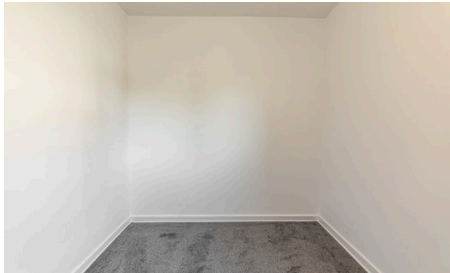
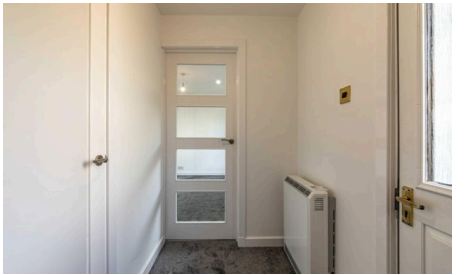
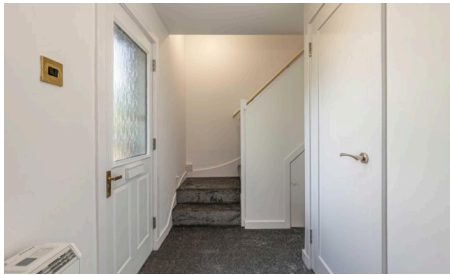
- Well-Presented End of Terrace House
- Conveniently located close to primary school
 - Affordable starter family home
 - Open plan living and dining room
- Newly fitted kitchen with white goods, shower room and carpets
 - Three bedrooms
 - Double glazing throughout
 - Generous garden
- Off-road parking available for several cars

Harris Wilson

SBS Property

01896756161







80 Talisman Avenue, Galashiels, TD1 2DL

Approximate Gross Internal Floor Area: 77.6 m² ... 836 ft²



Ground Floor
Approximate Area: 38.8 m² ... 418 ft²

First Floor
Approximate Area: 38.8 m² ... 418 ft²

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.

Property Details & Description

The Property

80 Talisman Avenue is an exceptional starter home, ideally situated just a short walk from the new primary school. Recently upgraded, this property boasts a stunningly modern kitchen, a stylish shower room and fresh carpets, all enhanced by a coat of new paint throughout. The garden, which enjoys good sunlight and offers fine views, is surprisingly large, providing an excellent project for gardening enthusiasts to develop according to their preferences. The driveway is spacious enough for off-road parking, accommodating several cars. Equipped with a new electric central heating system and double glazing, the accommodation is both inviting and in immaculate decorative order throughout. The kitchen comes complete with a new cooker, fridge and freezer, making it move-in ready. We would highly recommend early viewing of this very appealing property which offers great family accommodation at an affordable price.

Location

The Langlee estate lies just outside Galashiels and is well served by local facilities, including a modern primary school, range of shops and a pub. There are good public transport services, with bus stops nearby and, for the regular commuter, the railway stations in Galashiels and Tweedbank are both also readily accessible. The central Borders town of Galashiels provides a great range of shopping and leisure amenities and has good access to major road links such as the A7 and A68.

Council Tax

Band B

Services

Mains Drainage, Electricity, Water

EPC Rating

Viewings By appointment with the Selling Agent**Entry By mutual agreement****OFFERS**

All offers must be submitted in writing using standard Scottish legal format by your solicitor to SBS Property, the selling agent. Interested parties are encouraged to instruct their solicitor to submit a note of interest. If a closing date is set, the seller is not obligated to accept any offer and reserves the right to accept any offer at any time.

[View Map](#)

Contact

Harris Wilson

SBS Property

01896756161



Name

Email

Phone Number (

Message

Send Message

Created By

