

DISTINCTIVE COURTYARD COTTAGE IN HEART OF GALASHIELS

34 Sime Place, Galashiels, Selkirkshire TD1 1ST

Enjoying a sought-after courtyard setting in the heart of Galashiels, this distinctive cottage boasts a split-level first-floor bedroom and snug, a private sauna, and a spacious open-plan living area bathed in natural light from its south-west facing position. The property also benefits from dedicated block-paved parking.

Offers over £125,000 are invited

Edwin
Thompson





BRIEF RESUME

- Courtyard setting in heart of Galashiels
- Striking split level first floor bedroom and snug
- Bright south facing aspect
- Open plan living area
- A private sauna
- Dedicated block-paved parking
- Suit owner occupation, rental or Air B and B

LOCATION

Nestled within a delightful courtyard setting in the centre of Galashiels, this unique cottage combines character and comfort, featuring a striking split-level first-floor living room, a private sauna, and a bright open-plan living area with a desirable south-west facing aspect. Dedicated block-paved parking completes the package.

Situated within the heart of Galashiels, Sime Place enjoys a peaceful courtyard setting just moments from the town's excellent range of amenities. As the principal town of the Scottish Borders, Galashiels offers an extensive selection of shops, supermarkets, cafés, restaurants and leisure facilities, together with the Borders General Hospital, Heriot-Watt University's Scottish Borders Campus and Borders College.

The town benefits from excellent transport links, including the Borders Railway, providing regular services to Edinburgh in around one hour, making the area increasingly popular with commuters seeking a balance between town convenience and access to the surrounding countryside.

Surrounded by the rolling landscapes of the Scottish Borders, residents enjoy an abundance of walking, cycling and outdoor pursuits, while nearby attractions include Abbotsford, the former home of Sir Walter Scott, and a wealth of picturesque towns and villages throughout the region.

Combining a central yet tucked-away setting with excellent amenities and connectivity, Sime Place offers an ideal base from which to enjoy

both the convenience of town living and the natural beauty of the Scottish Borders.

DESCRIPTION

A distinct mid-terraced cottage with bright south-westerly facing aspect. The cottage is of traditional stone construction under pitched roof clad in slate providing accommodation on two storeys set within a courtyard development.

ACCOMMODATION

Ground Floor: Open plan kitchen and living area with storage cupboard off; north hall, shower room/WC, private sauna and utility cupboard.

First Floor: Open plan split level maisonette access off spiral staircase providing bedroom area and a snug seating area.

AREA

The subjects have been measured in accordance with the RICS code of measuring practice to a Gross Internal Floor Area of 60.70 sq m (654 sq ft)

COUNCIL TAX

The subjects are assessed to Council Tax Band A.

TENURE

Absolute Ownership

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

In the normal manner, the buyer will be liable for any land and buildings transaction tax, registration dues and VAT thereon.

VIEWING

By appointment with the sole agents.

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





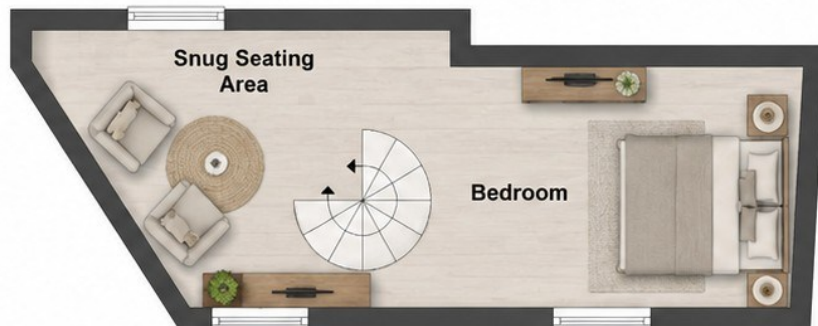


FLOOR PLANS

Ground Floor



First Floor



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