



**2 Balmoral Place is a deceptively spacious three-bedroom first floor flat sit situated in a popular residential location only a short distance from the centre of the principal Borders town of Galashiels.**

**With a large number of amenities nearby, including The Great Tapestry of Scotland, it also benefits from the Borders Railway which runs to Edinburgh, located at the Transport Interchange or nearby Tweedbank which has extensive parking.**

**Internally, the accommodation, which requires a degree of refurbishment lies across one level and comprises three bedrooms, a shower room, a sitting room and a kitchen. With a generous u-shaped hallway there is also excellent storage, gas fired central heating and double glazing.**

**Externally, the property has a large, shared courtyard garden, with patio area, gravelled space, extensive borders and a shared brick-built storage shed.**

**With all amenities close at hand including the aforementioned railway station, most Border towns can be reached from this central location, and the A7 located nearby has direct routes to Edinburgh and Carlisle.**

**Melrose 2.5 miles   Selkirk 7 miles   Edinburgh 35 miles   Tweedbank 2.0 miles  
(all distances are approximate)**

### **Location:**

2 Balmoral Place sits in a popular residential area of 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 The Great Tapestry of Scotland, 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 Transport Interchange built primarily around the 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.

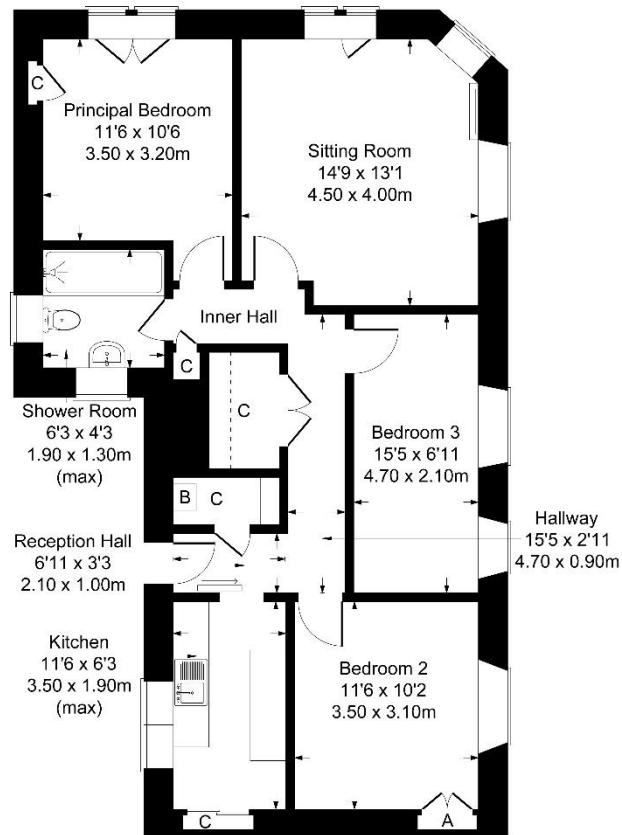
Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital, 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 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.



## 2 Balmoral Place, Galashiels TD1 1JE



### FIRST FLOOR

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### Directions:

For those with satellite navigation the postcode is: TD1 1JE

From the A68, take the A6091 signposted Melrose and Galashiels. Continue on this road, passing Melrose on your right. Proceed over the three roundabouts, and the River Tweed, into Galashiels, and along the Abbotsford Road. Take the left fork at the second small roundabout onto Church Street, which turns into Scott Crescent and subsequently into Scott Street. Proceed along here and turn right into Balmoral Place. The entrance to Number 2 is on the right past the newsagent.

Coming from Peebles, take the A72 into Galashiels. Proceed into the centre of the town and on reaching Island Street turn right onto Hall Street. Go up the hill and turn left onto Gala Park, which in turn becomes Scott Street. Turn left into Balmoral Place 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: D61

#### 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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