169 Magdala Terrace, Galashiels, TD1 2HZ



Guide Price £30,000

- Ground Floor Flat
- Essential Repairs Necessary
- Private Entrance
- Spacious Living Room
- Shower Room
- Full Renovation Required
- Cash Purchasers Only
- One Bedroom
- Kitchenette area
- Garden to Front

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LOCATION:

Situated on the edge of Galashiels, heading out along the Stow Road, the property enjoys an excellent location within the heart of the Scottish Borders. Galashiels offers a wide range of amenities, including excellent educational facilities for all age groups and an extensive choice of sporting and recreational facilities. Despite its position on the outskirts of the town, the property is conveniently located for easy access to major supermarkets, retail outlets, town centre shops, restaurants and the railway station on the Borders Railway (Waverley Line), which provides regular connections to Edinburgh, making it an ideal choice for commuters. The property is also well placed for access to the surrounding towns and villages. The historic town of Melrose is approximately 4 miles away and is home to Borders General Hospital, while Newtown St Boswells, a little further afield, is the location of Scottish Borders Council Headquarters. Edinburgh lies approximately 32 miles away and offers an extensive range of transport links, including an international airport, further enhancing the appeal of this well-connected location.

DESCRIPTION:

A one-bedroom flat extending to approximately 36 sq. m, requiring complete renovation throughout. The accommodation comprises an entrance hall providing access to the bedroom and living room. The living room leads to a small kitchenette, while a separate rear hallway provides access to the shower room. The property is in a significant state of disrepair and requires extensive refurbishment, including immediate essential repairs. Due to its current condition, the property is considered suitable for cash buyers only.

EXTERNALLY:

The property is accessed from Magdala Terrace via steps leading down and around the building and enjoys a south-facing aspect. A level area directly outside the flat offers excellent potential for use as a private sun terrace, with the garden ground sloping away beyond. To the rear, a walkway provides access to a number of outbuildings and storage facilities believed to be serving the block of four properties.

SERVICES:

Mains Electric, Water & Drainage.

Note: The property is sold as seen with no guarantees or warranties that anything within the flat is in working order.

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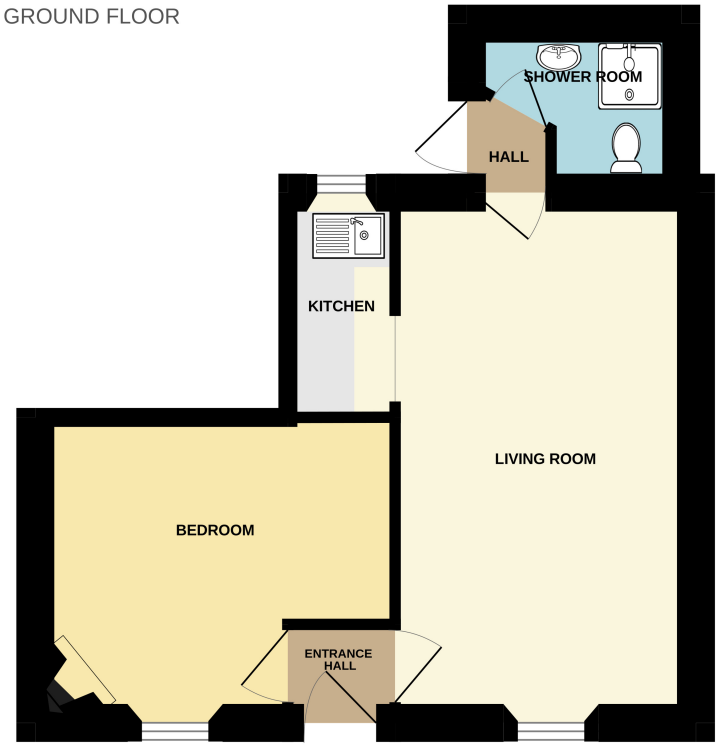
FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- ENTRANCE HALL (1.31M X 0.98M)
- LIVING ROOM (5.59M X 3.17M)
- HALL (1.08M X 0.77M) at widest
- BEDROOM (3.78M X 3.00M) at widest
- KITCHEN (2.37M X 1.11M)
- SHOWER ROOM (2.26M X 1.77M) at widest

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

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