JAMES AGENT
ESTATE AGENTS & PROPERTY CONSULTANTS

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107 Wood Street, Galashiels, TD1 1QZ

Guide price £110,000

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- First Floor Maisonette
- Ideal First Time Buy
- Double Glazing
- Close to Train Station & Amenities
- Two Bedrooms
- Gas Central Heating
- Private Gardens
- Excellent Local Schooling Nearby



We are delighted to bring to market this two bedroom property, situated in an established residential area of Galashiels, within easy reach of the town centre and local amenities. The property offers well-proportioned accommodation over two levels, comprising a spacious sitting room, fitted kitchen, two bedrooms and a family bathroom. Further benefits include built-in storage and a generous rear garden with scope for landscaping. The property presents an excellent opportunity for first-time buyers, investors or those looking to downsize.

ACCOMMODATION
- ENTRANCE HALLWAY - SITTING ROOM - TWO BEDROOMS - BATHROOM -





Internally
The property is entered via a recently installed, composite construction front door, with three-star plus lock, into a welcoming entrance hallway, which provides access to the first floor accommodation and staircase leading to the second floor. Additional storage is provided by two cupboards, the first of which is in the eaves and has a door on the staircase, the second is opposite the bathroom door on the first floor. The staircase leads to the second floor landing, which gives access to two double bedrooms and the family bathroom.

Living Room
The living room is spacious with large picture windows featuring integrated blinds. It has ample room for a full three-piece suite and full-sized dining table. There is a chimney in the living room which has been sealed off but has potential for a gas fire or wood burning stove.

Kitchen
The kitchen, off the entrance hall, is fitted with a range of timber wall and base units overlaid with laminate worktops, incorporating a stainless steel sink with drainer and mixer tap, complemented by tiled splashbacks. Appliances include a freestanding electric ceramic hob cooker with oven and grill and a freestanding fridge freezer. The kitchen is further enhanced by timber panelling to the ceiling and vinyl flooring which extends into the hall. A washing machine and tumble dryer are also included, located in the wash house which releases more space from the kitchen.

Bedrooms
One of the bedrooms benefits from built-in wardrobe storage, with the second bedroom offering more flexibility for use as a home office or study if required.

Bathroom
The family bathroom is fitted with a three-piece suite comprising WC, vanity wash hand basin with useful storage beneath, and bath with overhead shower. The bathroom walls are fully tiled, providing a practical finish. The vanity unit also offers additional storage for everyday bathroom essentials. There is a shaver / electric toothbrush socket and down-light mirror for convenience.





Externally
To the rear of the property is a generous garden, with a small paved patio immediately behind the wash house providing space for outdoor seating. Adjacent to this is a small lawn with a variety of established shrubs and planting. The garden is arranged over a gentle slope, with a gravel pathway leading up to trees at the end of the garden which provide privacy from the neighbouring property. Timber fencing forms the boundary to one side whilst the gravel path forms the other. The garden offers plenty of scope for further landscaping and personalisation.

Fixtures & Fittings
All fitted floor coverings and white goods (cooker, fridge-freezer, washing machine and tumble dryer) are to be included within the sale. The washing machine and tumble dryer are located in the wash house to the rear of the property.

Services
All mains services are present including drainage, electricity, gas & water.

Location
The property is located within a very popular residential area where nearby local amenities include a well-stocked convenience store. A regular bus service runs both ways past the property between Edinburgh and the Galashiels Transport Interchange via Peebles. The bus stops are close by. More comprehensive amenities are readily available a short distance away in Galashiels town centre including Galawater Retail Park. The Transport Interchange includes the main Borders railway station, providing regular services to and from Edinburgh Waverley Station, and the bus station providing onward travel to the wider Borders area.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

Council Tax
Council Tax Band B.

Home Report
A copy of the Home Report can be downloaded from our website 24/7.

Viewings
Strictly by Appointment Only Via James Agent.

Offers
All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.



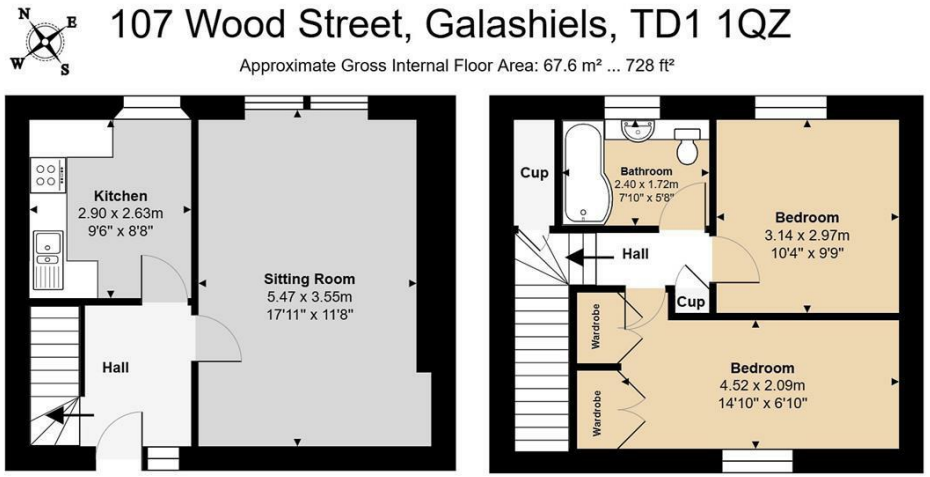








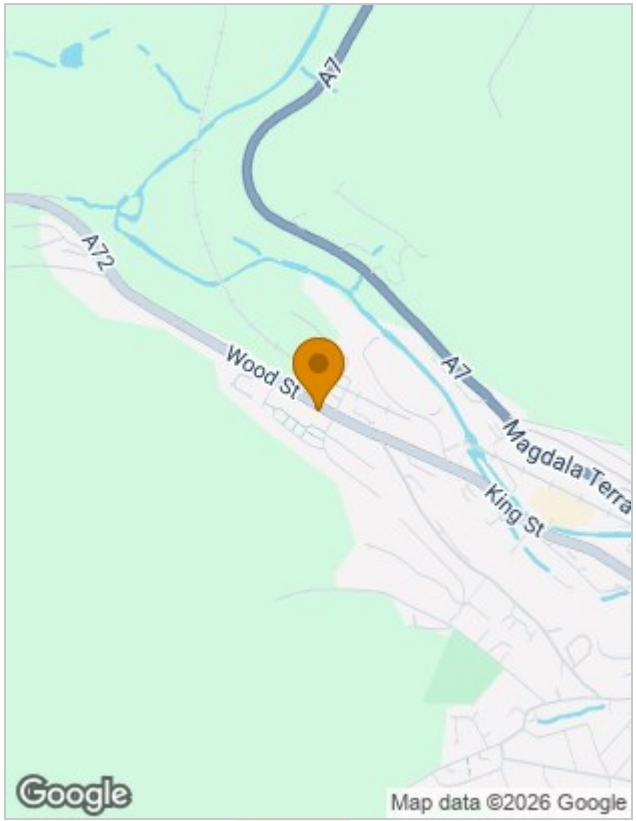
Floor Plans



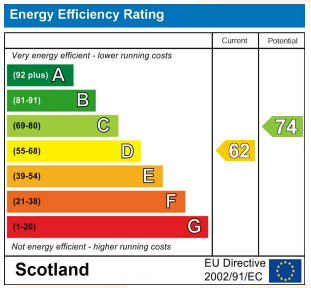
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

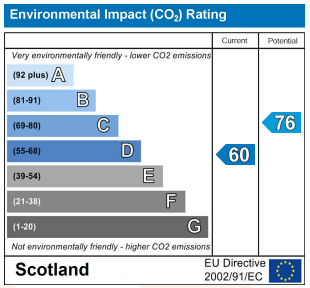
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Location Map



Energy Performance Graph





Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.