



**14 Balmoral Place, Galashiels, TD1 1JE**

*“A bright, newly decorated maisonette close to the town centre”*

#### **ACCOMMODATION**

First Floor: Entrance Hall, Inner Hall, Living Room, Kitchen, Bedroom 1

Second Floor: Bedrooms 2 and 3, Bathroom

**Offers Over £95,000**



## WELCOME TO

### OVERVIEW

This well presented maisonette is located in central Galashiels above Gala Park Newsagent and Post Office. It is close to other local amenities and to the steps leading to the High Street car park, Burgh School and to Bank Street Gardens.

This first floor property is accessed by an external stair to the rear of the tenement. There is a shared open courtyard garden which has a favourable southern aspect. The property has shared use of a former wash house.

This traditional tenement property has generous 1<sup>st</sup> floor ceiling heights and bright attic floor accommodation. The size and location of this dwelling lends itself to a range of owners including first time buyers, families and those seeking a buy to let. This property is newly decorated in a unifying neutral palette and is ready to move into.





## 14 BALMORAL PLACE

### THE TOUR

14 Balmoral Place is entered from an external landing into a bright outer hallway with cloakroom storage. The kitchen is directly accessed from both the hallway and the living room and has an open outlook to the east over nearby gardens towards the iconic Galashiels Parish Church.

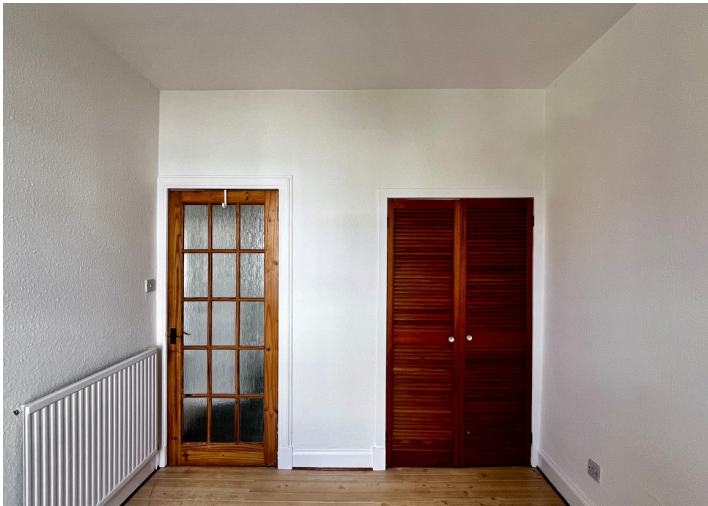
The kitchen is bright and has light coloured units, neutral tiles, a gas hob and oven, an integrated fridge freezer and space for a free standing washing machine.



The living room and bedroom one are adjacent and both enjoy the afternoon and evening light. The living room has dual access with glazed doors, a dado rail, a feature fireplace with a stone mantel and hearth, painted timber mantelpiece and a display alcove and cupboard. Bedroom one has a built in wardrobe and could be used as a second public room.

Bedrooms two and three are both bright and are located upstairs together with the bathroom. Bedroom two has a bay window and a double fitted wardrobe. Bedroom three has a large Velux style window and a built in wardrobe. The bathroom has an over bath electric shower and a glass shower screen. The internal staircase has natural lighting and is steeply pitched.

This home has gas central heating. Most of the windows are UPVC double glazed tilt and turn.





## 14 BALMORAL PLACE

### OUTSIDE

14 Balmoral Place is accessed by a shared passageway and external staircase. To the rear of the property is a communal open courtyard garden, along with a former wash house. Although the garden is not currently maintained, it provides the purchaser, together with the other joint owners, with numerous opportunities. The neighbouring gardens are all well maintained.

### THE AREA

This property is located in a residential area of Galashiels close to the town centre, and is well served by local businesses including convenience and specialist shops. It is a short walk away from the Galashiels Transport Interchange making it perfect for commuting. It is also in an ideal location for recreation being close to Galashiels Academy Campus and Gala Policies.

Balmoral Place is served by the Galashiels Town Bus Service.





## 14 BALMORAL PLACE

### what3words

////blank.shrubbery.protrude

**COUNCIL TAX** - Band B

**EPC RATING** – D

### SERVICES

The property is served by mains water, drainage, electric and gas services.



### ABOUT TAIT'S

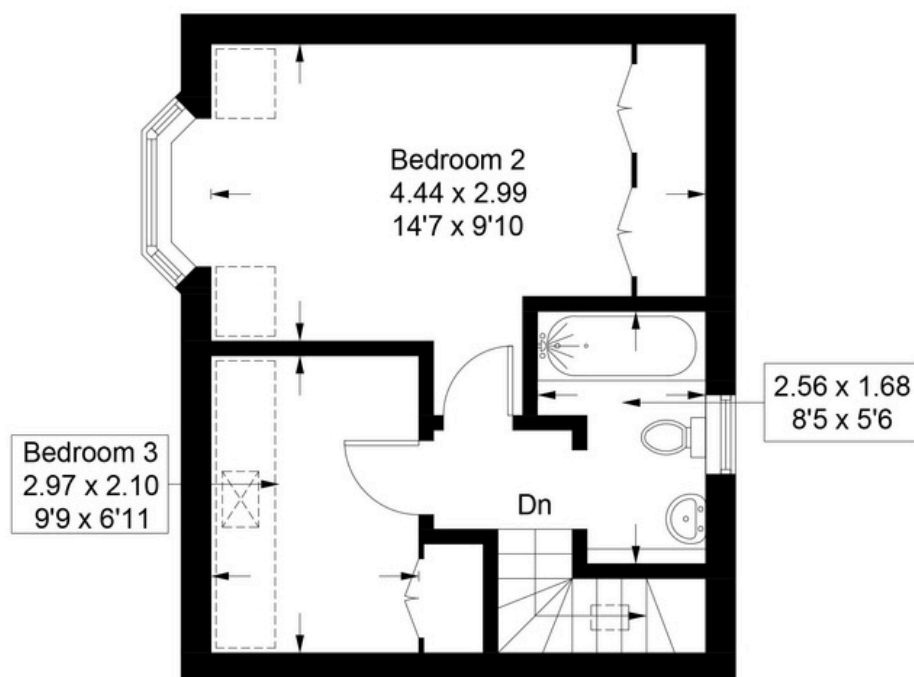
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Approx. Gross Internal Area = 79.9 sq m / 860 sq ft

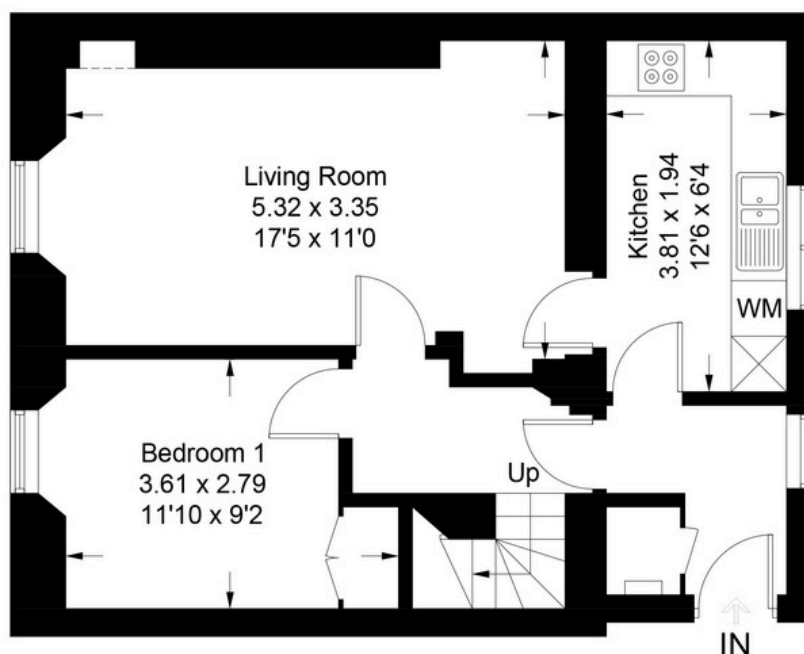
14 BALMORAL PLACE



= Reduced headroom below 1.5m / 5'0



**Second Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299196)

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.  
Service installations and appliances in the property have not been checked by the selling agents.