



8 St. John Street, Galashiels, TD1 3JX

Guide price £105,000





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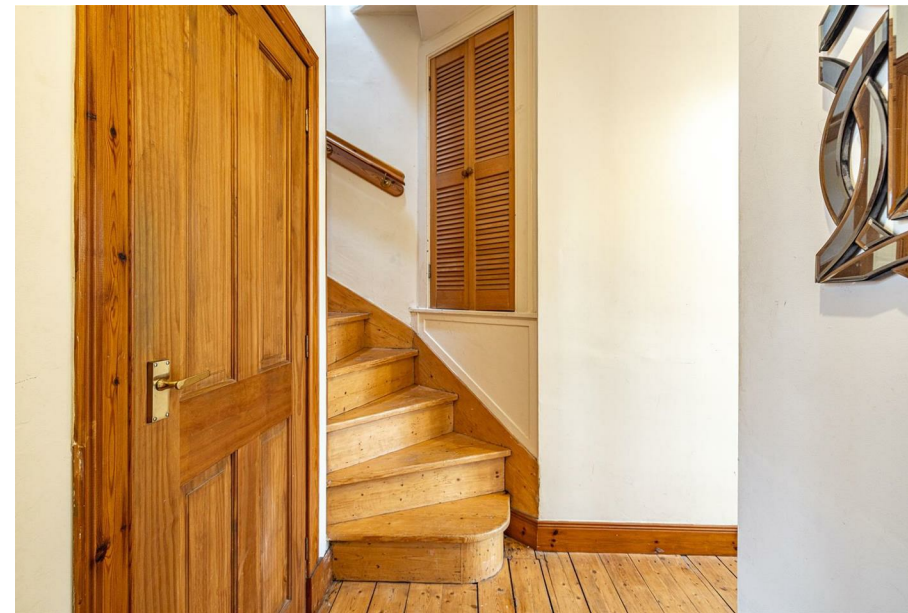
- Spacious Upper Maisonette
- Dining Kitchen
- Gas Central Heating
- Ideal First Time Buy
- Local Amenities Close By
- Two Bedrooms
- Town Centre Location
- Double Glazing
- Investment Potential
- Sought After Location

8 St John Street is a very well-proportioned two bedroom maisonette, ideally position just a short walk from all local amenities within Galashiels town centre. The property benefits from a spacious layout including well-proportioned lounge with feature fireplace, dining kitchen and two double bedrooms. The property further benefits from gas central heating and double glazing.

The property is situated close to a variety of local amenities with the hustle and bustle of the town centre only a couple of minutes walk from the property. Transport links are close-by with bus links and the train station within five minutes walk. The newly constructed Galashiels Academy and Swimming Pool is also a short walk.

ACCOMMODATION

- HALLWAY - LOUNGE - DINING KITCHEN - BATHROOM - TWO BEDROOMS -



Internally

The property is well-presented throughout and offers bright, spacious accommodation over two levels. Upon entering the property you are greeted by a spacious hallway leading through to the lounge and dining kitchen. The staircase leads to the upper landing which in-turn provides access to two double bedrooms and the bathroom.

Kitchen

The kitchen is fitted with a comprehensive range of wall and base units, providing ample storage space, and is complemented by laminated worktops incorporating a stainless steel sink with mixer tap. The room is well equipped for modern day living, offering designated space for a freestanding cooker together with under-counter space for a washing machine, dishwasher, fridge and freezer. The kitchen further benefits from ample room for a dining table and chairs, creating an ideal space for both everyday family living and entertaining.

Bathroom

The bathroom is fitted with a three-piece suite comprising a WC, pedestal wash hand basin and cast iron bath with overhead shower and tiled splashbacks.



Externally

The property has the benefit of a communal courtyard area to the rear which is shared with the neighbouring properties.

Location

Situated within a well-established residential area of Galashiels, the property enjoys a highly convenient location within easy walking distance of the town centre, where a wide range of shops, cafés, bars, restaurants and everyday amenities can be found along Bank Street and the wider High Street.

The recently developed Galashiels Academy and modern community swimming pool are both just a five-minute walk away, making the property particularly well suited to families and those seeking excellent local leisure facilities. Galashiels Interchange is also close by, providing regular bus services throughout the Scottish Borders and beyond, including routes to Edinburgh, Carlisle and Berwick-upon-Tweed. The Interchange also incorporates the railway station, offering frequent services to Edinburgh Waverley in under an hour, making Galashiels an ideal location for commuters.

Fixtures & Fittings

Fitted flooring, blinds and integrated appliances are to be included within the sale. Freestanding appliances may be available by separate negotiation.

Services

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

Council Tax

Council Tax Band B.

Viewings

Viewings are strictly by appointment via James Agent.

Home Report

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

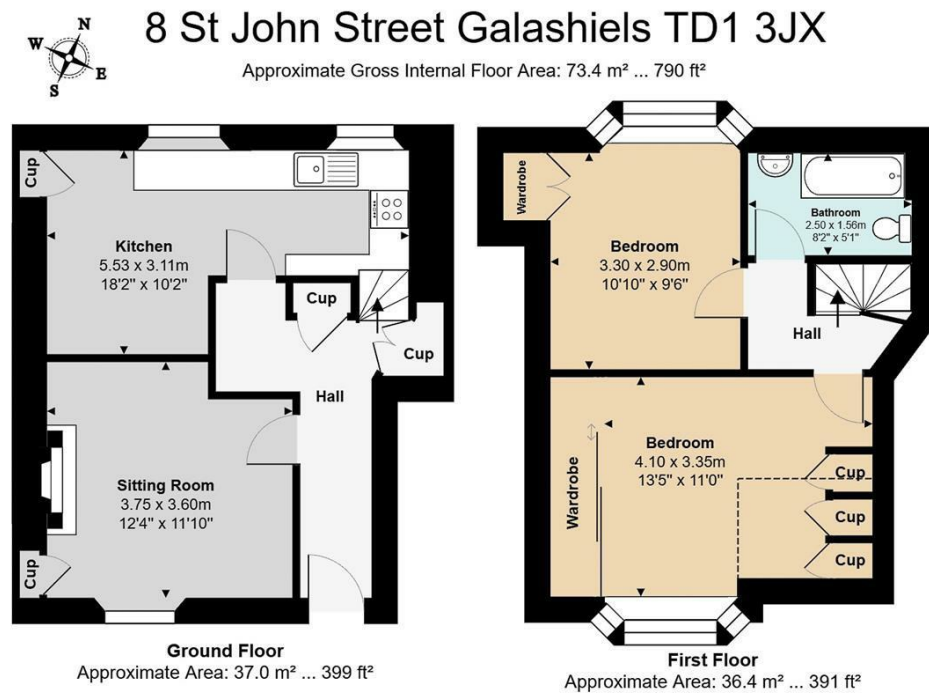
Offers

All offers should be submitted in writing in Scottish Standard 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.



Viewing

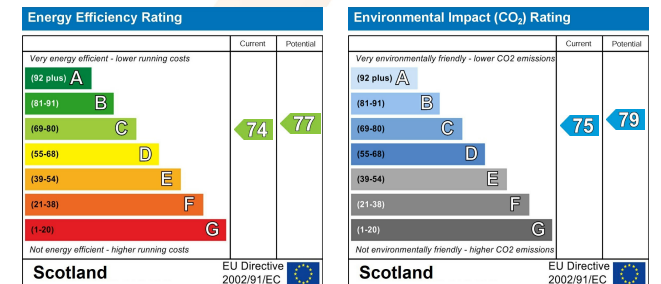
Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph



13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB