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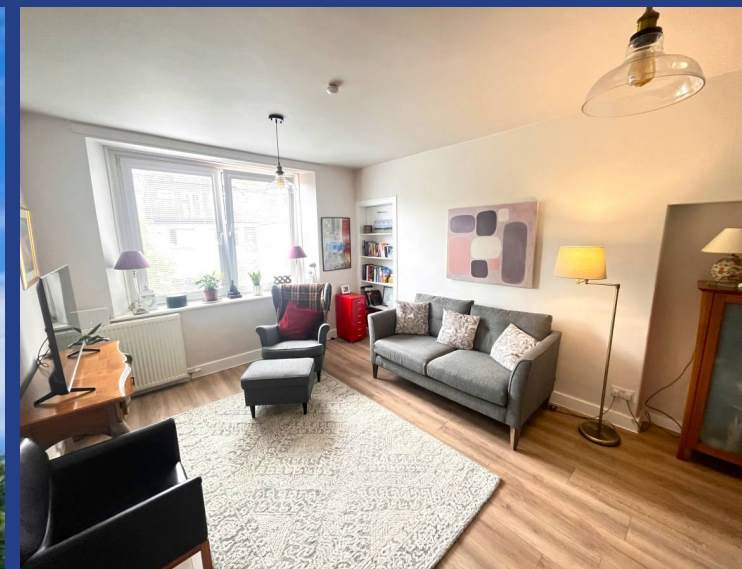


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25 DOUGLAS STREET, GALASHIELS, TD1 3BX
TWO BEDROOM MAISONETTE WITH GARDEN

EPC C
OFFERS AROUND £130,000

25 DOUGLAS ROAD, GALASHIELS, TD1 3BX

OFFERS AROUND £130,000



We are delighted to bring to the market this spacious and modern two bedroom maisonette located in a popular area of Galashiels. Ideal first time buy for those looking for a well presented property in turnkey condition. There is a well tended mature garden situated to the side offering desirable outside space.

Situated on the lower level of the property are the lounge, kitchen and bathroom. The lounge is a bright and inviting room overlooking the front presented for sale in excellent order with a window offering plentiful natural light. Newly fitted high end blinds are a pleasing addition. The kitchen is well appointed with a range of floor and wall mounted units and has a one a half bowl sink and drainer. There is an integrated oven and gas hob with extractor located above and also an integrated fridge freezer. There is space for a washing machine. The family bathroom is mostly aquaboarded in light tones and has a three piece white suite of bath, wash hand basin and WC. There is a glazed shower screen and chrome shower located over the bath.

The bedrooms are located on the upper level and are presented for sale in excellent order with built in storage in both rooms.

Externally to the property, there is a private area of garden bounded by timber fencing with timber garden shed. There is an array of mature trees and shrubs, seating area and integrated outhouse.

ROOM SIZES:

Sitting Room 5.00 x 3.47
Kitchen 3.02 x 2.93
Bathroom 2.09 x 1.82
Bedroom 4.28 x 3.47
Bedroom 3.04 x 2.77

Galashiels lies in the narrow valley of the Gala Water, close to its meeting with the River Tweed, in the heart of the Scottish Borders. A popular town, Galashiels has a multitude of amenities and shops, ranging from smaller independent stores to well-known retailers, as well as the Pavilion cinema, Rugby Football Club, two nearby golf courses and the Braw Lads festival which takes places annually and attracts visitors from across the world. Galashiels is also the location of Heriot-Watt University's School of Textiles and Design. The railway station provides a direct link to Edinburgh, ideal for city commuters, and there are also good road links to neighbouring towns such as Selkirk, Hawick, Kelso, Melrose and St Boswells.

COUNCIL TAX BAND:B **EPC:**C

FIXTURES AND FITTINGS: The sale shall include all carpets and bathroom fittings. All light fittings also included in the sale

SERVICES: Mains water, drainage, gas and electricity. Gas central heating and double glazing.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING:By appointment with Geo & Jas Oliver, W.S.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Furnished rooms have been created by AI for illustrative purposes only. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

