

Flat 2, 13a Byethorne

Abbotsford Road, Galashiels, TD1 3DR

2 Bed Ground Floor Apartment

For Sale • Offers in the region of £140,000

Edwin
Thompson





BRIEF RESUME

- Large Garden
- 2 Bright Bed Rooms
- 1 Bathroom
- Garage
- Private Parking

LOCATION

Flat 2 is a well presented property in an attractive period building and provides excellent value for money and benefits from gas central heating. The entrance hall leads to a generously sized master bedroom and the kitchen via a few steps. The kitchen is modern and bright with a range of base and wall units and space for a freestanding fridge freezer and a built in cooker. The living room has tall ceilings and large windows flooding the room with light.

There is a further single bedroom off the living room which can easily be used as an office for home working. The flat is accessed from the rear of the building via a shared driveway with a private parking space.

DESCRIPTION

The property sits to the rear of the west side of Abbotsford Road and is best accessed via the shared driveway off Croft Street, where it benefits from private parking. It has its own entrance with an attractive wooden porch, providing easy and direct access.

Just a short walk from local amenities, the property is also conveniently placed for Galashiels town centre which offers supermarkets, shops, parks, restaurants, schools, and the Borders Railway Station with regular trains to Edinburgh, ideal for commuters.

Galashiels provides excellent transport connections, with the A7 running north to Edinburgh and south to Carlisle, and the nearby A68 offering routes towards Newcastle. Edinburgh can be reached in under an hour by train, and airports in Edinburgh, Glasgow and Newcastle are all accessible.

The Scottish Borders is renowned for its outstanding quality of life, extensive outdoor activities and strong community spirit. From walking, cycling, and mountain biking to fishing on the River Tweed, the area offers a wealth of recreation, alongside vibrant local traditions such as the historic Common Ridings.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance hall, 2 Bedrooms, Kitchen, Lounge and Family Bathroom

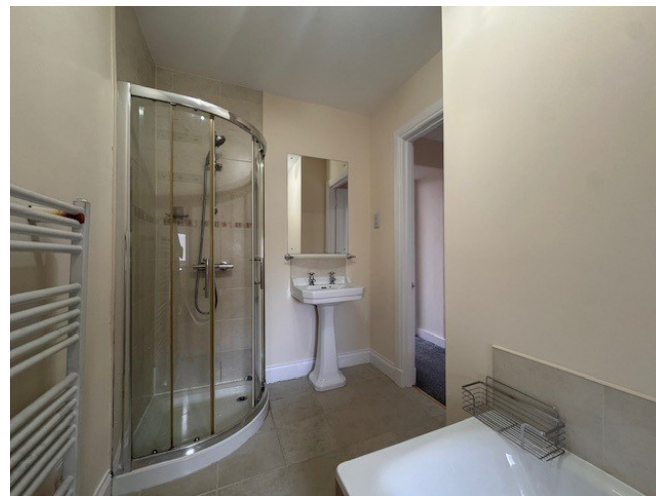
Externally: Private Driveway, Large Garden and Garage

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
3 Ellemford Cottages	153.6	577

E & o e please note that these measurements have been taken using a laser measure.



SERVICES

Mains electricity and water are understood to be connected. The main heating system is gas fired central heating.

COUNCIL TAX

Council Tax Band B. This information has been taken from the Scottish Assessors website and should be confirmed by your legal advisor.

EPC

EPC rating: D

WHAT THREE WORDS

TENURE

Freehold

CLOSING DATE

A closing date may be set for offers. Offers must be placed in writing via a Solicitor. The owner is not obliged to accept the highest or any offer.

CONDITIONS OF SALE

1. Fixtures and Fittings: Items not specifically mentioned within the sale particulars are not included in the sale
Carpets, curtains and light fittings currently in place are included in the sale.
2. Title: The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.
3. Offers should be submitted in Scottish Legal Form to Edwin Thompson LLP.







VIEWING

By appointment with the sole agents.
Please contact the office for further details.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
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