



15 Balnakiel Terrace, Galashiels, TD1 1RW

Guide price £150,000









# 15 Balnakiel Terrace Galashiels, TD1 1RW

- Semi-Detached House
- Fantastic Views
- Private Gardens
- Residents Parking
- Close To Train Station
- 3 Bedrooms
- Ideal First Time Buy
- Quiet Residential Location
- Schooling Nearby
- Easy Commute to Edinburgh

We are delighted to offer this three bedroom semi-detached family home with a private south facing back garden benefitting from fantastic views over the surrounding countryside. The property is presented in good order throughout and is located in a popular residential area close to all local amenities and transport links within Galashiels town centre. Residents parking is readily available and there is also a bus stop located nearby with regular services to-and-from Galashiels town centre.

## ACCOMODATION

- ENTRANCE HALLWAY - SHOWER ROOM - THREE BEDROOMS - LOUNGE - DINING ROOM - KITCHEN - WC -



Guide price £150,000



## Internally

On the ground floor, a welcoming hall leads to two well-proportioned bedrooms one with built-in storage, along with the family bathroom. At the mid-landing there is a third bedroom and a separate WC conveniently placed next to the back door. On the first floor there is a well equipped dining kitchen (with large pantry cupboard) and lounge. The 'upside down' arrangement allows for magnificent views from the lounge and dining room windows which really take advantage of the elevated position within the development. There is plentiful storage with large cupboards located on the ground and first floor landings.

## Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a 1.5 bow stainless steel sink with mixer taps. There is space for a freestanding cooker with extractor hood above. There is undercounter space for a fridge and washing machine.

## Shower Room

The accessible wet room is fitted with a three piece suite including WC, pedestal wash hand basin and walk in shower with laminated splash backs.

There is also a handy WC on the first floor.





### Fixtures & Fittings

Fitted floor coverings, blinds and any integrated appliances are to be included within the sale.

### 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.

### Externally

The rear garden is bound by a timber fence and surrounded by mature shrubs, trees and lawn. There is also a patio area perfect for alfresco dining. The garden is completed with a handy timber shed. To the front, there is an area of lawn and easily maintained bedding area with mature shrubs.

### Location

The property is located within a very popular residential area on the outskirts of Galashiels. Galashiels has a wide range of local amenities including supermarkets, retail shops, bars and restaurants. There is a regular bus service which runs daily with a bus stop located directly behind the property.

Galashiels is one of the largest 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.

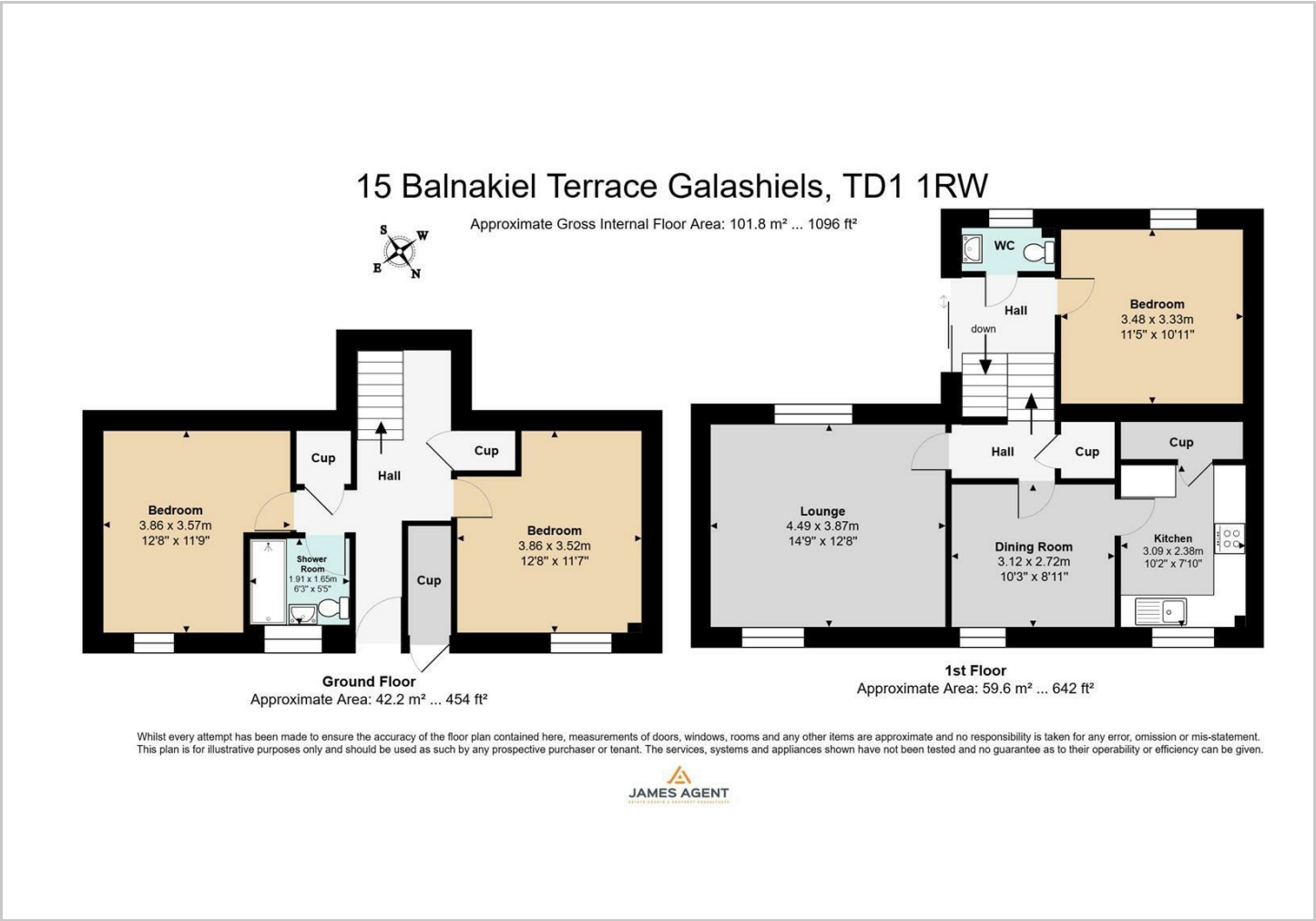








Floor Plans



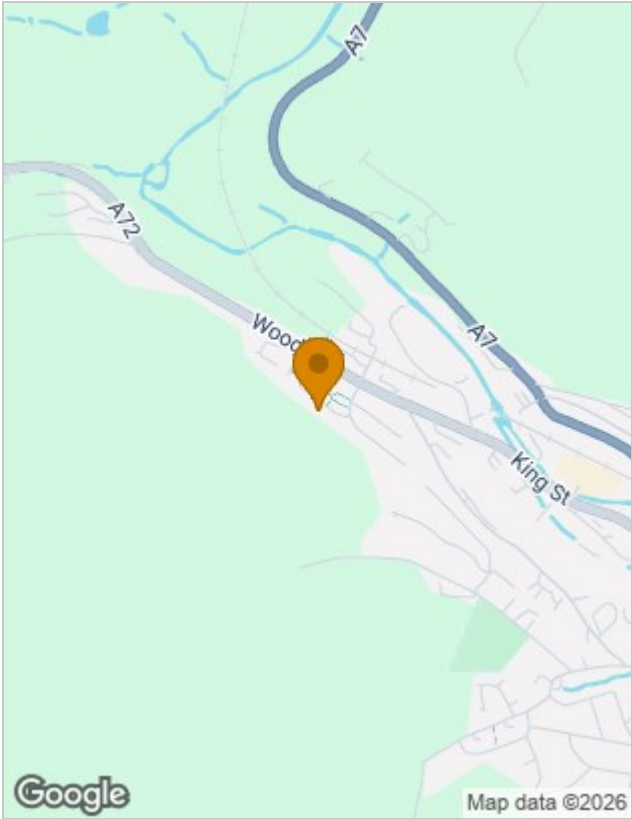
Viewing

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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

