34 STANLEY STREET
GALASHIELS, TD1 1HS

OFFERS OVER £70,000

Welcome to 34 Stanley Street, Galashiels, a perfectly presented 1 bed ground floor flat which is brought to the market in walk in condition. Why pay rent when you can own a superb home like this. CALL NOW TO ARRANGE YOUR VIEWING.

Stewart Balfour & Sutherland
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34 STANLEY STREET

• One-bedroom ground-floor flat • Immaculate walk-in condition • Fresh contemporary décor • Private sunny rear garden • Gas heating & double glazing • Ideal first-time buy or investment

Stewart Balfour and Sutherland are delighted to bring to the market this beautifully presented one-bedroom ground-floor flat, situated within a sought-after residential area of the popular market town of Galashiels. Freshly decorated throughout in a contemporary style and offered in true walk-in condition, the property represents an excellent opportunity for first-time buyers, downsizers or buy-to-let investors.

The accommodation comprises a bright entrance hallway, a spacious double bedroom to the front with a large picture window providing excellent natural light and ample space for a large double bed and freestanding wardrobes. To the rear is an attractive living/dining room with plenty of space for both lounge and dining furniture, together with a dedicated area for a wall-mounted television. A contemporary fitted kitchen is accessed from the living room, with both rooms enjoying a peaceful outlook over the private rear garden.

Completing the accommodation is a recently installed contemporary shower room featuring a shower enclosure with stylish black-framed screen, low-level WC and wash hand basin. Further benefits include gas central heating and double glazing throughout, helping to make this an economical and easily maintained home.

Externally, the property enjoys a particularly attractive and sunny private rear garden, enclosed by high-level fencing for privacy and is laid to area's of grass, gravel and decking for ease of maintenance. A useful timber garden shed provides additional storage, while there is also access to a shared cellar storage area, ideal for bicycles and garden furniture and housing the property’s gas central heating boiler.
Stanley Street is conveniently positioned within easy walking distance of Galashiels town centre and its excellent range of shops, amenities and transport connections.

With its walk-in condition, private garden and convenient ground-floor accommodation, this is a highly appealing property suited to a wide range of purchasers.

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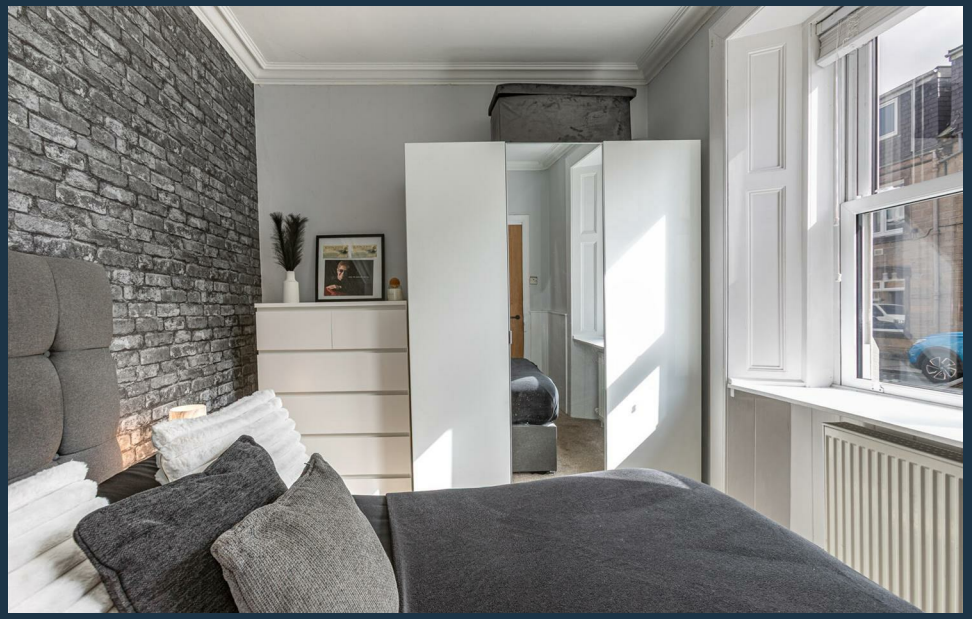
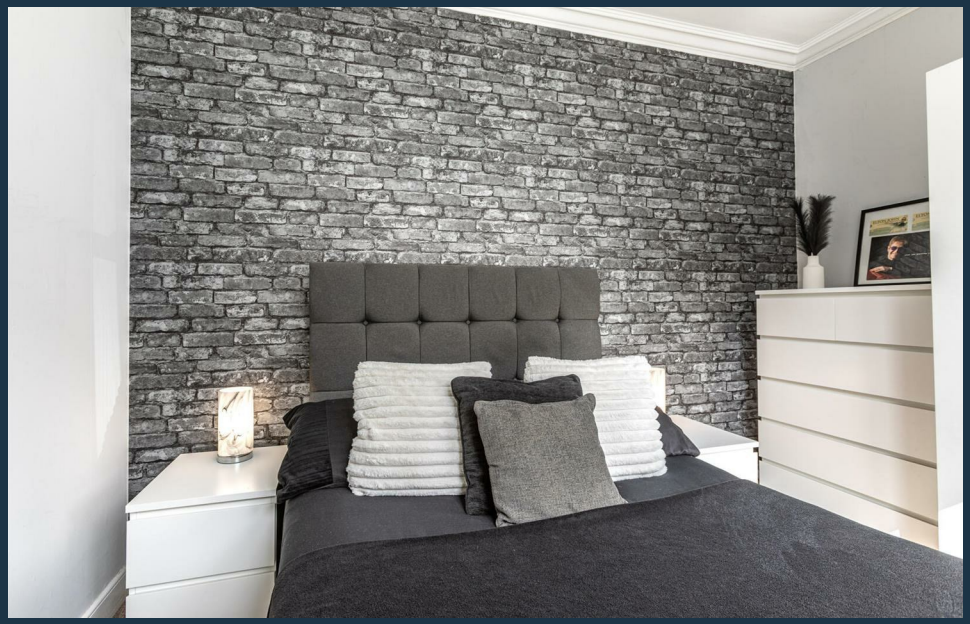
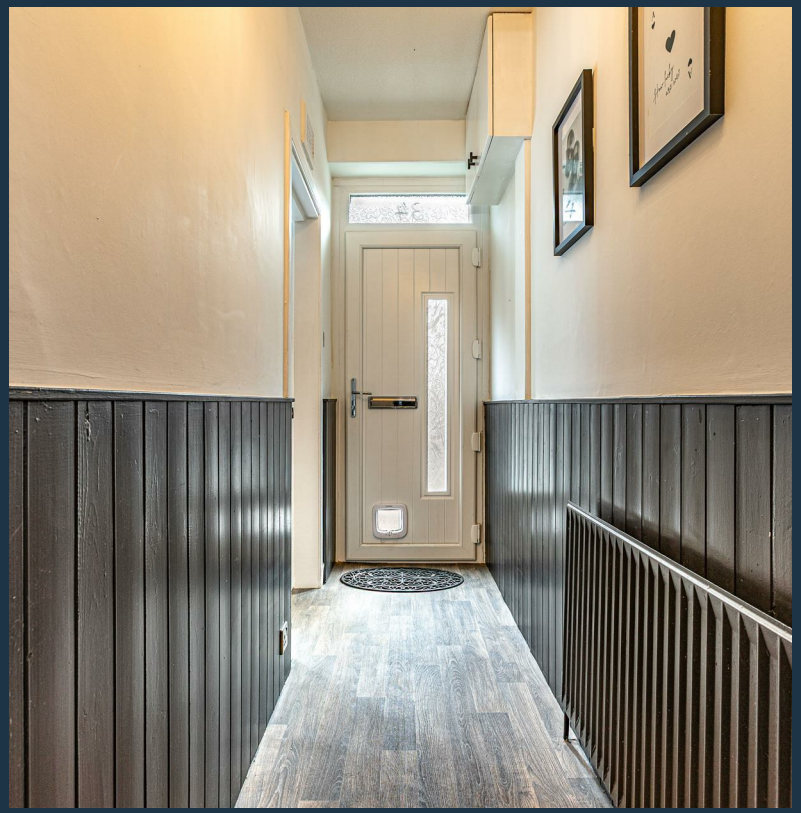
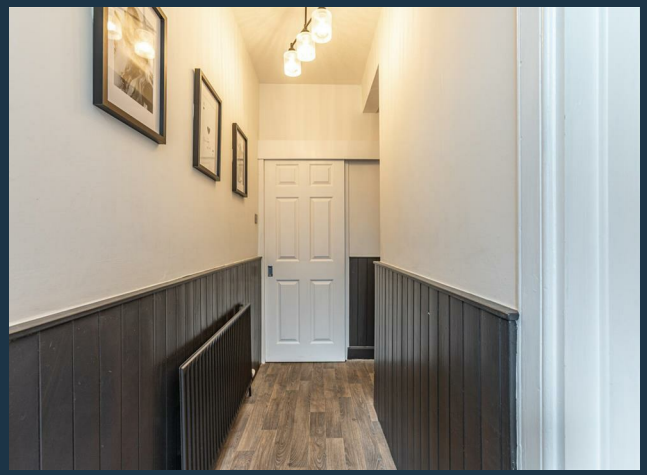




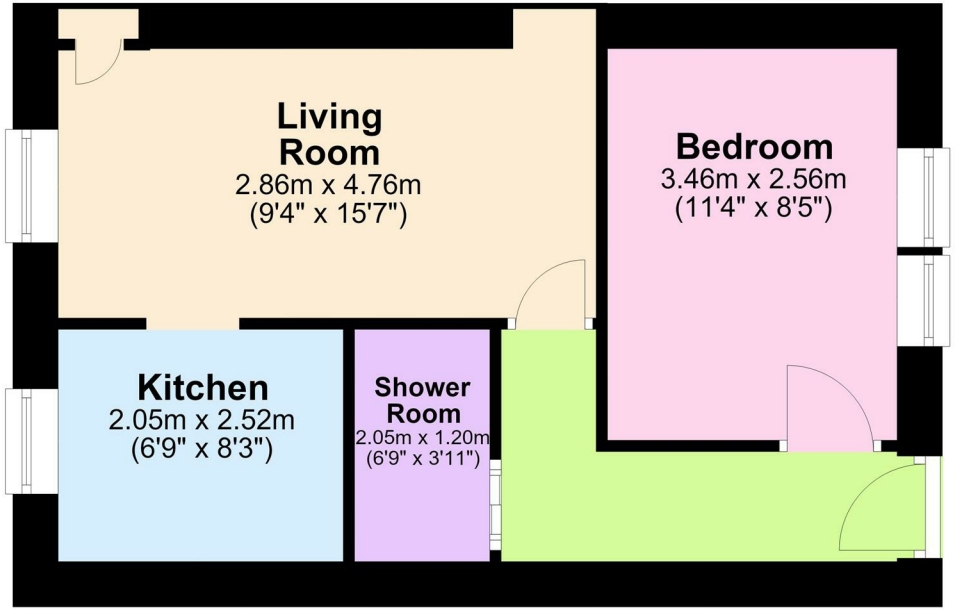
BODY WASH





Ground Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



Total area: approx. 35.3 sq. metres (379.8 sq. feet)

NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not

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