JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

01896 808 777

enquiries@jamesagent.co.uk

www.jamesagent.co.uk

2 Johnstons Close, Galashiels, TD1 1SS

Guide price £80,000

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2 Johnstons Close Galashiels, TD1 1SS

- First Floor Flat
- Ideal First Time Buy
- Central Location
- Close to Amenities
- Two Bedrooms
- Investor Potential
- Commutable to Edinburgh

A well-presented two-bedroom first floor flat offering bright, well-proportioned accommodation. Conveniently located within easy reach of Galashiels town centre and local amenities, the property features a spacious lounge, fitted kitchen, modern shower room, two bedrooms and excellent storage throughout. Ideal for first-time buyers, downsizers or investors, this attractive home combines comfortable living space with a practical layout in a sought-after residential setting.

ACCOMODATION
- LOUNGE - KITCHEN - TWO BEDROOMS - SHOWER ROOM -

Guide price £80,000

Internally
The property is entered via a central hallway, which provides access to all principal rooms and benefits from two useful storage cupboards. To the left, a bright and spacious lounge enjoys generous proportions and offers ample space for both relaxing and dining, creating an inviting heart to the home.

Adjacent to the lounge is a bedroom, ideal as a guest room, home office, or secondary bedroom. The accommodation continues with a modern shower room fitted with a shower enclosure, wash hand basin and WC.

The kitchen is positioned to the rear of the property and is fitted with a range of base and wall-mounted units, complemented by worktop space and room for everyday appliances. Its practical layout provides an efficient and functional cooking environment.

Completing the accommodation is the principal bedroom, a generous double room offering excellent floor space and flexibility for a range of furniture arrangements.

Kitchen
The kitchen is fitted with a great range of wall and base units and is overlaid with laminated worktops and incorporates a stainless steel sink with mixer tap. Integrated appliances include electric oven, electric hob and overhead extractor hood. There is also undercounter space for a washing machine and freestanding fridge. The kitchen is completed with tiled splashbacks.

Shower Room
The shower room is fitted with a three piece suite including WC, vanity sink unit and shower cubicle with laminated splashbacks.

Fixtures & Fittings
Fitted floor coverings, curtain poles and integrated appliances are to be included within the sale.

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

Location
The property is located within the very heart of Galashiels town centre close to shops, bars, restaurants and Schools.

The Galashiels Interchange is also very close by, providing regular bus routes throughout the Scottish Borders and beyond to Edinburgh, Carlisle and Berwick Upon Tweed. The Interchange also houses the train station with regular train services to Edinburgh Waverley Station making Galashiels the perfect location for commuting to the City. Journey times are typically under one hour.

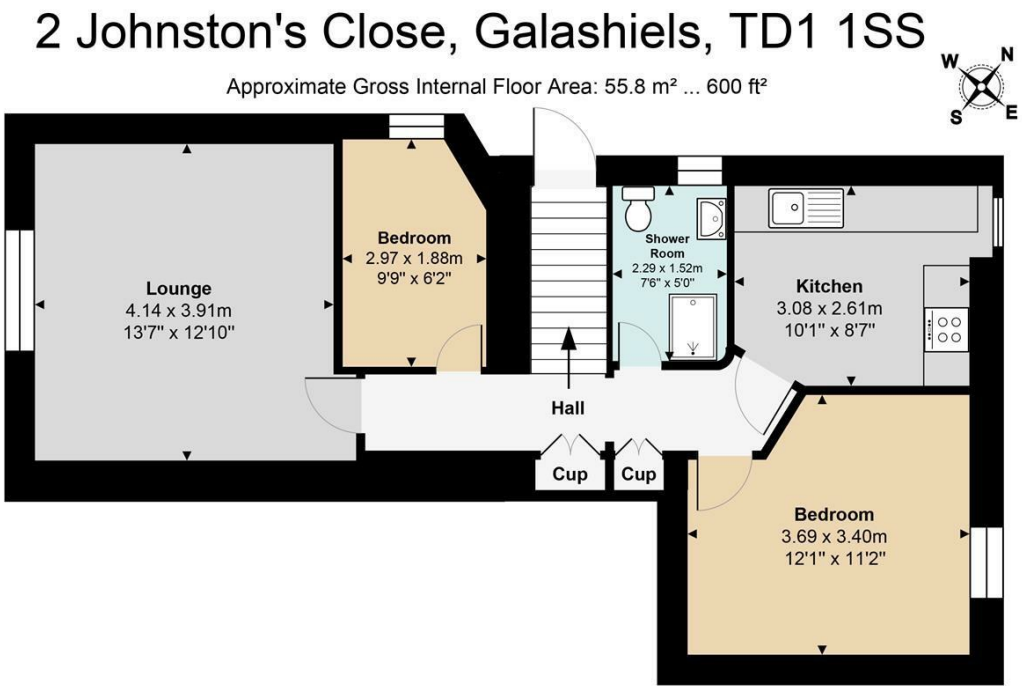
Council Tax
Council Tax Band B.

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.

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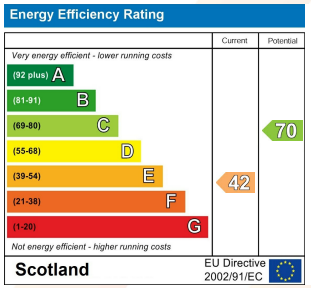
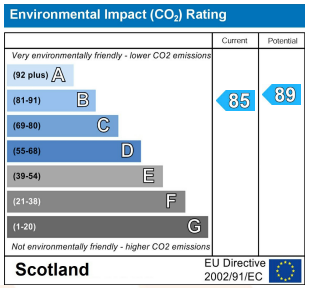
Location Map

Energy Performance Graph





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.