

## Galashiels, Scottish Borders



### 3 Victoria Street

A FIRST FLOOR DWELLING HOUSE PART OF A TWO STOREY TERRACE CORNER HOUSE BLOCK CONVENIENTLY SITUATED IN WHAT IS A POPULAR RESIDENTIAL AREA OF TOWN LYING WITHIN EASY REACH OF THE TOWN CENTRE AND ALL LOCAL AMENITIES. ALTHOUGH IN NEED OF A DEGREE OF COSMETIC UPGRADING THE PROPERTY OFFERS SPACIOUS LIVING ACCOMMODATION WITH KITCHEN AND SHOWER ROOM FACILITIES ALL BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

ENTRANCE HALL, SITTING ROOM, KITCHEN, TWO BEDROOMS, SHOWER ROOM, DOUBLE GLAZING, CENTRAL HEATING, COMMUNAL CLOTHES DRYING AREA, outhouse

EPC RATING: D

**Fixed Price £58,000**  
***£17,000 Below Home Report Value***

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*3 Victoria Street comprises a first floor dwelling house part of a two storey corner house block primary of stone construction under a slate covered roof although extended to the rear and brick the extension roof zinc clad*

*The accommodation is generally of a good size and although in need of a degree of cosmetic upgrading would seem to offer scope for the creation of a pleasant three apartment dwelling house in a popular residential area of town. Local transport, social and recreational facilities are all readily available as is secondary schooling.*

*Galashiels arguably the Borders main shopping centre popular with locals and visitors alike lies within comfortable commuting distance of all major Border towns with Edinburgh little more than an hour drive away by car. The recently reintroduced rail link between Edinburgh and the Scottish Borders which has proved very successful to date should greatly enhance the area to the commuter.*

## **ACCOMMODATION**

The property is accessed by means of an external stair to the rear of the house block.

### **ENTRANCE HALL**

0.90 X 3.45 Accessed from the outside via a part glazed UPVC door, the hall accesses all living accommodation and is provided with a useful storage cupboard housing the electric meters and benefits from a double glazed window to the rear.

### **SITTING ROOM**



3.50 X 5.60 Overall A good sized public room with front facing double glazed window, shelved alcove and cupboard housing the gas fired central heating boiler. Two central heating radiators. Laminate floor covering

### **KITCHEN**



1.90 X 2.20 Located off the sitting room although small it has a range of floor mounted and wall units in wood grain finish with laminate work surface, stainless steel sink and mixer tap. Ceramic tiled upstand. Integrated four burner gas hob, electric cooker and cooker hood over. Space and plumbing for washing machine and recess for upright fridge/freezer. Rear and side facing double glazed windows. Ceramic tiled floor covering.

## BEDROOM 1



2.40 X 5.60 Average. Although slightly irregular in shape this is a good-sized double room with front facing double glazed window and central heating radiator.

## BEDROOM 2

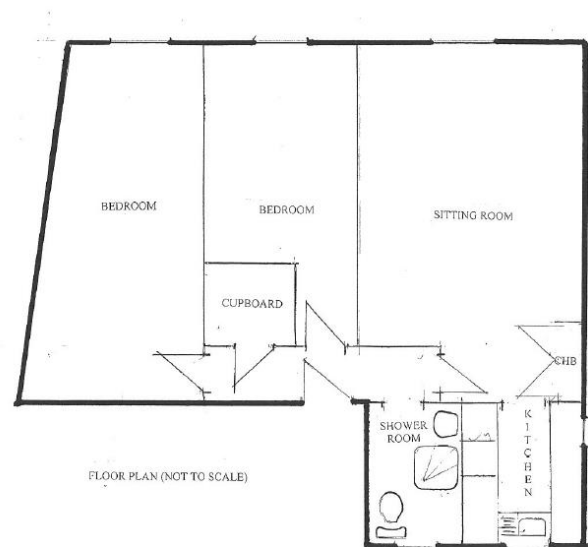


2.20 x 3.25 A further double room again with front facing double glazed window and central heating radiator.

## SHOWER ROOM



1.48 X 2.25 Shower cubical with glass telescopic door, the shower wall lined in "wet-wall". Pedestaled basin with mirror over. Close coupled WC. Double glazed window. Central heating radiator. title affect vinyl floor covering.



## EXTERNAL

<b>GARDENS</b>	There is communal clothes drying area lying to the rear of the property, together with a small useful outhouse.
<b>SERVICES</b>	The property is served by mains water, gas and electricity with drainage connected to the main sewer.
<b>COUNCIL TAX</b>	The property lies within Council Tax Band 'B'.
<b>MOVEABLES</b>	The Washing machine and upright fridge freezer are included in the sale but are not warranted.
<b>VIEWING</b>	By appointment through the Selling Agents: 01896 663410.
<b>ENTRY</b>	By negotiation with the Selling Agents/Owner.
<b>PRICE</b>	Fixed Price £58,000. Offers are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref AMcD)

### IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property which have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a **guide only and are not precise**. In particular, room measurements have been taken with a Sonic tape and, therefore, may be subject to a small margin of error. If such details are fundamental to a prospective purchaser, then he/she must rely on his/her own enquiries.
5. Where any reference is made to Planning Permissions or potential uses or to road proposals, such information is given by us in good faith. Prospective purchasers should, however, make their own enquires into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
7. The foregoing particulars, while believed to be correct, are not warranted or guaranteed in any way, nor are any of the measurements, etc., warranted or guaranteed.
8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.