

## Galashiels, Scottish Borders



### 45 Tweed Terrace

**GROUND FLOOR FLAT, ONE OF FOUR IN A DETACHED TWO STOREY BLOCK SITUATED IN A POPULAR RESIDENTIAL AREA TO THE EAST OF TOWN, WITHIN COMFORTABLE WALKING DISTANCE OF THE MAIN TOWN CENTRE UNRESTRICTED ON-STREET PARKING.**

**ENTRANCE HALL SITTING ROOM KITCHEN TWO BEDROOMS BATHROOM DOUBLE GLAZING  
GAS FIRED CENTRAL HEATING GARDEN GROUND**

**EPC RATING:**

## **Guide Price £95,000**

**Offices at  
Bank Close, Galashiels, TD1 1BG**

**Tel – 01896 663410**

**E-mail – [property@iainsmith.co.uk](mailto:property@iainsmith.co.uk)**

***Check out our website at [www.iainsmith.co.uk](http://www.iainsmith.co.uk)***

*45 Tweed Terrace is a spacious two-bedroom ground floor flat forming part of a purpose build two-storey house block of four and of traditional construction. The property is pleasantly situated on the eastern edge of town lying within comfortable walking distance of the Town centre and all local amenities. Close to one of the Town's public parks with primary and secondary schooling also located near by. The subjects would benefit from a degree of upgrading but is centrally heated with double glazing throughout.*

*Galashiels, arguably the Borders main shopping town with a selection of town centre shops and multinational outlets in the Gala Water Retail Park close by and the Comely Bank Mill Retail Park within easy reach. Local transport, social recreational facilities, primary and secondary schooling are all readily available The property lies but a short walk from the textile faculty of the Heriot Watt University at Netherdale.*

*The Town provides access to the re-introduced Waverley rail link between Edinburgh and the Scottish Borders. Which has proved very successful to date and greatly enhances the appeal of this historic Scottish Borders town to the commuter.*

## ACCOMMODATION

### ENTRANCE HALL

The hall accesses all principal accommodation and incorporates a useful large cupboard housing the gas fired central heating boiler and electric meters. Telephone point. Central heating radiator. Fitted carpet.



### KITCHEN

2.67M X 2.20M overall. Although in need of a degree of modernisation, the kitchen provides a basic range of floor and wall mounted units. Gas cooker point. Plumbed for a washing machine. Vinyl floor covering.



### LOUNGE

4.50M X 3.57M overall. A well-proportioned public room with double glazed window to the front overlooking the garden and providing excellent natural light. There is a small cupboard. Central heating radiator.



**BEDROOM 1**

4.80M X 3.28M A good-sized double room with double glazed window. Central heating radiator.

**BEDROOM 2**

2.90M X 2.64M again a good-sized bedroom with fitted wardrobes with sliding doors, shelved cupboard, and further overhead storage. Rear facing double glazed window. Central heating radiator.

**BATHROOM**

1.90M x 1.38M Three-piece suite of panelled bath, pedestal basin and WC. Vinyl floor covering.





## EXTERNAL

### GARDENS

There is a pleasant area of garden ground lying to the front of the property, laid to grass with attractive flower and shrub borders enclosed within established hedging providing a degree of privacy.



### MOVEABLES

The washing machine is included in the sale.

### SERVICES

The property is served by mains water, gas and electricity with drainage connected to the main sewer.

### ENTRY

By negotiation with the Selling Agents/owners. Early entry may be available.

### COUNCIL TAX

The property is within Council Tax Band 'A'.

### VIEWING

By appointment through the Selling Agents.

### PRICE

Guide Price £95,000 are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref GH/SS)

#### 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 enquiries 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.