

Galashiels, Scottish Borders



176 Scott Street

STUNNING ONE BEDROOM ATTIC FLOOR FLAT PRESENTED IN IMMACULATE ORDER. THE PROPERTY HAS RECENTLY BEEN REFURBISHED AND RENOVATED THROUGHOUT INCLUDING THE ROOF. LOCATED ONLY A SHORT WALK FROM GALASHIELS TOWN CENTRE AND LOCAL AMENITIES

MODERN OPEN PLAN KITCHEN AND LOUNGE BEDROOM SHOWER ROOM DOUBLE GLAZING READY FOR OCCUPATION NEWLY RENOVATED PROPERTY

EPC RATING: G

Guide Price £60,000

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No. 176 Scott Street comprises an attractive attic floor flatted dwelling house forming part of a two storey and attic terraced house block of traditional stone and slate construction conveniently situated within an established residential area lying close to the town centre. The accommodation boasts a modern open plan kitchen and lounge, shower room and bedroom and is tastefully decorated throughout.

It is conveniently situated near the town centre on the southerly side of Galashiels, with primary schooling close by and secondary schooling located at the Gala Academy. Lying a short walk from the Borders College and the textile faculty of the Heriot Watt University at Netherdale making it an ideal for first-time buyers and rental investors alike. Social, recreational and sporting facilities are all readily available within the town including rugby and football, swimming, gyms, tennis and golf.

Galashiels lies within comfortable commuting distance of all major Border towns and Edinburgh is less than an hour's drive away. The recently built transport Interchange, enhancing the area to the commuter, offers train services linking Edinburgh and Tweedbank and regular bus services to other parts of the Scottish borders. On street residential parking is available immediately outside the property. (on a first come – first served basis)

ACCOMMODATION

The property is accessed by means of an external stair to the rear serving this and two further dwellings. An internal stair formed of carpeted timber treads and risers gives access to the attic floor from first floor level. The stairwell is lit by means of a skylight.

SHOWER ROOM 2.35M X 1.33M Overall Accessed by means of a sliding door, a cleverly set out shower room to utilise space well includes an elevated shower enclosure lined in “wet wall”, pedestal basin and close coupled WC. There is a vertical towel rail and the floor is vinyl covered.

BEDROOM 3.39M X 2.71M Overall A good sized bedroom which benefits from a large double glazed skylight window making this a brightly lit room. The room is fully carpeted.

KITCHEN/LOUNGE 4.72M X 3.54M Overall A particularly spacious and bright public room with large double glazed dormer window to the rear and double glazed skylight to the front. The public room gives access to the bedroom. The kitchen area offers a range of floor mounted units, stainless steel sink with mixer tap and space for fridge freezer and washing machine. The floor area is vinyl covered. The lounge area is carpeted.

EXTERNAL

GARDENS To the rear of the house block there is an area of enclosed garden ground laid to grass.

MOVEABLES All fitted floor coverings are included in the sale

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

ENTRY Strictly by negotiation with the Selling Agents/owners.

COUNCIL TAX The property is within Council Tax band ‘A’.

VIEWING By appointment through the Selling Agents.

PRICE Offers are invited and should be submitted in the proper Scottish legal form to the Selling Agents at their Galashiels office (Ref RJM/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 photographs(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.