

27 HALL STREET GALASHIELS TD1 1PJ

27 Hall Street Galashiels, is a well presented 2 bedroom ground floor flat located within a popular residential area of Galashiels just off the town centre. The property is in excellent order throughout and comes complete with upvc double glazing, gas central heating, neutral decoration and laminate flooring throughout. The property comprises of 2 double bedrooms, bathroom and large open plan sitting room with kitchen to the rear. The property offers a well-proportioned ideal starter home which is ready to move in to or alternatively would make an ideal buy to let investment. The property has been let out by the previous owner since 2006 and is offered for sale at a guide price of £87000.

Edingtons WS

Solicitors & Estate Agents



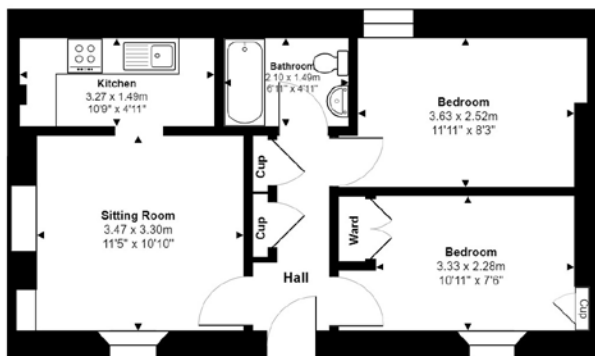
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Approximate Gross Internal Floor Area: 45.8 m² ... 493 ft²



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.



Outside

With on street parking to the front, the property is accessed via a white upvc door leading in to the hallway.

Accommodation:

Hall

Opening the front door leads in to a hallway with doors leading off to the bedrooms, bathroom and open plan sitting room and kitchen. The hall is decorated in cream and has white woodwork and laminate flooring. There are 2 cupboards in the hall providing useful storage space within the property.

Sitting Room

3.47m x 3.30m – Good sized open plan sitting room with kitchen area to the rear. The sitting room area is decorated in light grey with white woodwork and laminate flooring. There is a window with grey roller blind that looks out to the front of the property and a feature fire area suitable for an electric fire with a stone hearth in front. There is also a useful alcove storage shelving area to the left of the fireplace and the room has a double radiator, tv, phone sockets and wired in heat / smoke detector which is up to property letting standards.

Kitchen

3.27m x 1.49m - The kitchen area is located to the rear of the sitting room area and has ample wood coloured floor and wall units with wood effect worktop and white tiled splashback. There is a single built under electric oven with 4 ring gas hob on top and there is space for a full height fridge freezer and washing machine. The room has laminate flooring, white painted walls and has the brand new Valliant Glow Worm gas boiler located to the rear of the room. The room also has a carbon monoxide monitor

and wired in heat detector which is up to property letting standards.

Double Bedroom 1

3.63m x 2.52m – large double bedroom with UPVC window looking out to the rear of the property. The room has laminate flooring, cream walls, pendant light, double radiator and grey roller blind. There is a recessed area to the rear of the room that would be a suitable space for a wardrobe.

Double Bedroom 2

3.93m x 2.28m – large double bedroom with UPVC window looking out to the front of the property. The room has laminate flooring, cream walls, pendant light, double radiator and grey roller blind. There is a double door built in wardrobe at the front of the room and a small storage cupboard to the rear which houses the electric smart meter.

Bathroom

1.54m x 1.39m – Located to the rear of the property with white bathroom suite consisting of wash basin, toilet and bath with Mira bar shower. The bath area is tiled to the ceiling with white tiles and the remainder of the room is tiled to waist height with cream painted walls above and wooden shelves. There is laminated flooring which extends from the hallway, radiator and electric extractor fan.

Extras:

All floor coverings, blinds and light fittings are included in the sale.

Services:

Mains water, drainage and sewage, gas, electricity, telephone connection. Council Tax Band B.

Location:

The property is located within a quiet residential area just off the A72 and is within easy reach of the town centre and close to the main shopping area, Primary and Secondary schools, Borders Railway and Transport Interchange.

Galashiels

The Borders town of Galashiels is widely recognised as the central hub of the Borders and one of the most sought after towns within the Borders region and offers an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football, cricket and golf. The town boasts the well reputed Heriot Watt textile college as well as the Borders College Campus.

Distances

The property location has easy access to the A7 and A68 so is an ideal base to easily travel to surrounding Border towns and villages. Edinburgh is readily accessible with the new Borders Railway Waverley Line linking Galashiels to Tweedbank and the centre of Edinburgh in under an hour, making Galashiels a popular choice for commuters. Edinburgh 35 miles, Peebles 18 miles, Hawick 18 miles, Jedburgh 18 miles, Selkirk 7 miles.

Viewing:

Viewing is by appointment with Selling Agents.

Offers:

The property is marketed at a guide price of £87000.



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