

Galashiels

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22 Balmoral Place, Galashiels

TD1 1JE

Guide Price £80,000



22 Balmoral Place is a spacious ground floor flat which is located in a popular area of Galashiels, with plenty of amenities to hand and just a short walk into the town centre. Although the property does require modernisation throughout, it offers tremendous potential and still retains many of the original features such as ornate corning, a lovely centre ceiling rose in the lounge and original bell pulls. The current configuration boasts a generous dining kitchen but could be easily adapted if desired and further benefits from both front and rear door access. The garden to the rear is accessed directly from the property, is fully enclosed and provides a lovely private space.



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Accommodation:

Entrance Hall

Lounge

Dining Kitchen

Two Bedrooms

Shower Room

Rear Hall/Utility Area

Gas Central Heating

Double Glazing

Private garden to the rear

Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley rail link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. The washing machine and dishwasher are not included in the sale.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

D

Council Tax

B



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