

Galashiels

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28 Sime Place,

Galashiels, TD1 1ST



A versatile and well-presented apartment, previously renovated to accommodate a two-bedroom HMO-style student flat, now utilised as a spacious one-bedroom home. Offering flexible living arrangements, this unique property presents an excellent opportunity for both owner-occupiers and investors.

28 Sime Place,

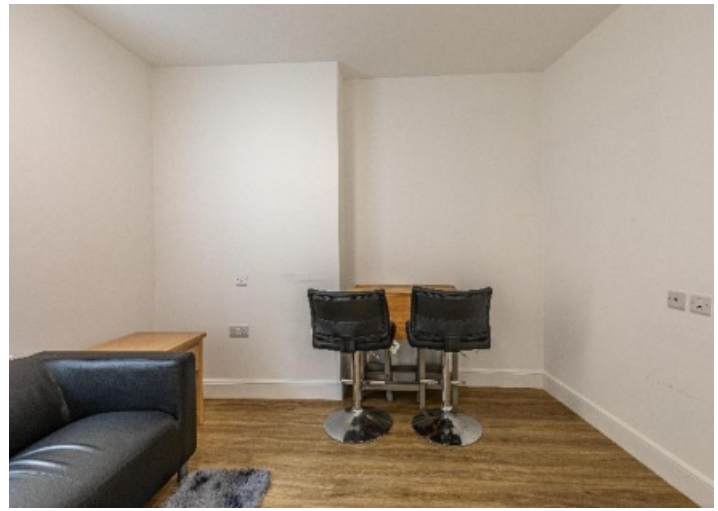
Galashiels, TD1 1ST

Description

The layout includes a welcoming entrance hallway, a galley kitchen, and generous storage facilities throughout. The current configuration comprises a bright lounge with an adjoining shower room, a well-proportioned double bedroom with en-suite, and the option to easily reinstate a second bedroom to accommodate student letting if desired.

Set within a popular, central residential development, the property is in move-in condition and also benefits from access to communal garden grounds.

Early viewing is highly recommended to appreciate the flexibility and potential this home offers.



Situation

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. 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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Home Report Value | EPC

£80,000 | EPC: C

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services

Mains gas, electricity, water and drainage.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

