



Another wonderful opportunity for first time buyers and professional couples. McDougall McQueen are delighted to present to the market this completely refurbished first floor flat retaining some lovely original features and commanding another superb High Street location in the lovely Borders town of Galashiels. This property provides bright and spacious accommodation and is presented in walk-in condition throughout having been completely upgraded and transformed by its current owner. It is ideally placed to take advantage of all the transport links, including a local train station, shopping and schooling that Galashiels has on offer. Viewing is highly recommended and should be conducted at your earliest convenience.

- Great High Street location close to all amenities
- Communal entrance
- Entrance hallway with storage
- Spacious living and dining room with twin feature windows
- Lovely fitted kitchen with a range of base and wall units, ceramic touch control hob, oven, extractor and free-standing under counter washing machine
- Modern family bathroom with electric shower over the bath, shower screen, sink with vanity unit and wc with concealed cistern and wall flush
- Large double bedroom with feature window and built-in storage
- Sash and case single glazing and electric radiator heating
- Fully refurbished property in turnkey condition
- Included in the sale are floor coverings, light fittings, blinds where fitted, all integrated appliances and free-standing white goods. No warranty applies to any movable items, integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.

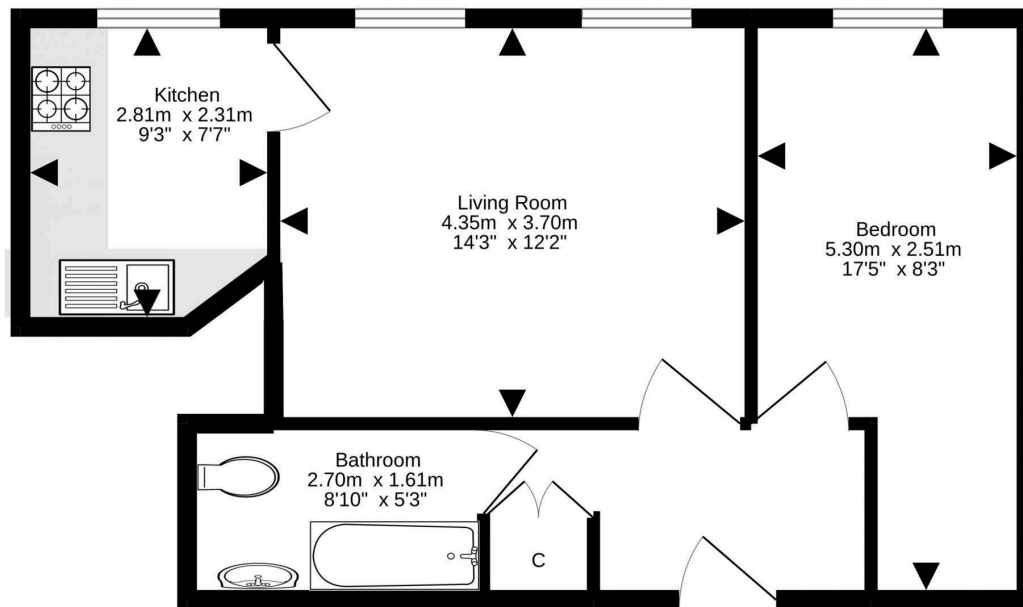
Location

The vibrant town of Galashiels is centrally located within the Borders; benefitting an excellent range of amenities, shops, transport facilities and schools. A selection of independent retailers still thrives, with larger superstores also available at the Gala Water retail park. Schooling from nursery to secondary level all easily accessible and the town hosts the well reputed textile college Heriot Watt, as well as a Borders College Campus. The property benefits from easy access to Edinburgh via the A7, and lies within easy walking distance of the Borders rail connection with the opening of the Waverley Line station a short stroll away. The town has good road and bus connections to all central Borders towns and is within easy travelling distance to major employers at Scottish Borders Council and the Borders General Hospital.

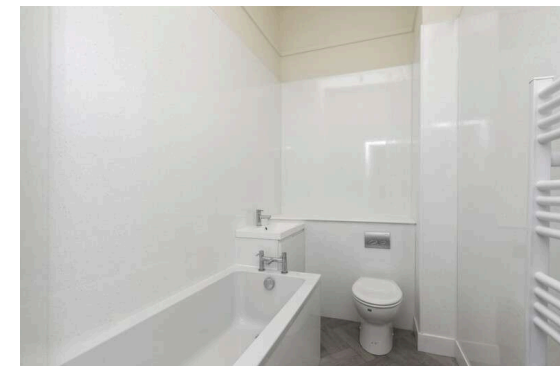
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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Dougall McQueen