



BANNERMANBURKE

PROPERTIES LIMITED



10 Wood Street, Galashiels, TD1 1QU

Offers In The Region Of £44,995



- HALLWAY
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- PRIVATE OUTHOUSE
- SITTING ROOM
- BEDROOM
- GAS CENTRAL HEATING
- SHARED GARDEN
- EPC RATING D

Ground floor one bedroom flat with own front door located on a good bus route to the town centre and all local amenities. Ideal first time buy or buy to let opportunity. Benefits from gas central heating and double glazing.

Galashiels

Situated on the Gala Water in rolling Borders Countryside, Galashiels is a bustling town boasting a variety of speciality shops, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities, including rugby, football, and golf. With good road links, Galashiels is well placed for commuting to Edinburgh with Galashiels train station direct to Edinburgh Waverley.

Travel

Edinburgh 35 miles, Hawick 18 miles, Selkirk 7 miles, Peebles 18 miles

The Property

Hallway

Access to the sitting room, bedroom and shower room. Storage cupboard housing the washing machine. Smoke alarm. Central heating radiator.

Sitting Room

11'2" x 12'5" (3.42 x 3.79)

Located to the front of the property with double glazed window. Decorated in neutral tones with carpet flooring. Smoke alarm. Gas fire with surround. Central heating radiator. Double doors to the kitchen.

Kitchen

3'9" x 12'4" (1.15 x 3.76)

Located to the rear with large double glazed window providing lovely views. Vinyl flooring. Ample floor and wall mounted units with marble effect work surfaces. Under counter fridge and integrated oven with ceramic hob. Stainless steel sink. Ceiling light.

Double Bedroom

8'7" x 12'7" (2.64 x 3.84)

Double room located to the rear of the property with pleasant views via double glazed window. Carpet flooring and neutral décor. Central heating radiator.

Shower Room

4'2" x 4'7" (1.29 x 1.40)

Located to the front of the property with double glazed opaque window. Comprises of 3pc suite of WC, shower enclosure with electric shower and wash hand basin. Central heating radiator.

Sales and Other Information

Fixtures and Fittings

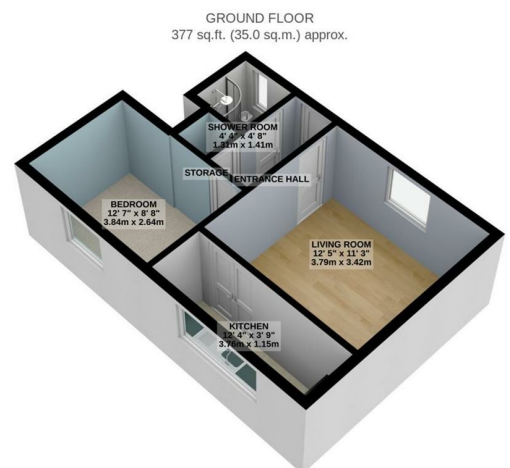
All carpets, floor coverings, white goods and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.

Important:

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10 WOOD STREET, GALASHIELS. TD1 1QU.
TOTAL FLOOR AREA : 377 sq.ft. (35.0 sq.m.) approx.

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