



# BANNERMANBURKE

PROPERTIES LIMITED



**49 Douglas Street, Galashiels, TD1 3BX**

**Offers In The Region Of £80,000**



# 49 Douglas Street, Galashiels, TD1 3BX

## Offers In The Region Of £80,000



- PRIVATE ENTRANCE ■ HALLWAY ■ SITTING ROOM ■ KITCHEN ■ SHOWER ROOM ■ 2 DOUBLE BEDROOMS ■ GAS CENTRAL HEATING ■ DOUBLE GLAZING ■ PRIVATE GARDEN AND OUTHouses ■ EPC RATING D

We are pleased to present for sale this 2 bedroom double upper flat, located in a popular area of Galashiels with the town centre and all local amenities just a short walk away. With a degree of renovation, 49 Douglas Street would make an ideal base for those looking for their first home, rental investment or downsize opportunity and benefits from gas central heating, double glazing, a private garden and 2 outhouses to the rear.

### The Town

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

Situated on the A7 which provides a through-route north to Edinburgh and south to Carlisle and the M6. Rail links are available at Galashiels, Edinburgh, Carlisle and Berwick-UponTweed. The nearest International Airport is located in Edinburgh.

### The Property

Accessed via the rear of the property, a timber door opens to a carpeted internal staircase, leading up to a central landing which provides access to the sitting room/kitchen, shower room, and a further staircase to the upper floor. The sitting room, located to the rear, benefits from excellent natural light through double glazed windows and enjoys pleasant views over the garden grounds. Good range of built in cupboards for storage, with one housing the gas combination boiler and electric meter and switch gear and a display cabinet that separates the sitting area from the kitchen. The kitchen offers a selection of fitted units and space for both a cooker and washing machine. A further window in this area ensures ample daylight. The shower room, positioned to the side of the property, comprises a shower enclosure with shower run from the boiler and finished with shower boarding, a WC, and wash hand basin. This room also benefits from two double glazed windows, making this a lovely bright space. A hatch provides access to the roof space, and a built-in cupboard offers additional storage. A turning carpeted staircase leads to the upper landing, where two well-proportioned double bedrooms are located. Both are double glazed and overlook the rear of the property.

### Room Sizes

SITTING ROOM 4.65 x 4.43

KITCHEN 3.30 x 2.55

SHOWER ROOM 1.75 x 2.40

BEDROOM 2.90 x 3.00

BEDROOM 4.43 x 2.70

## Externally

A path to the rear leads down to a private area of garden which is laid to lawn. The property also benefits from 2 private outhouses and the surrounding communal areas very well tended.

## Directions

Entering Galashiels from the south on the A7, go straight over the round about and take a right after the fire station onto Douglas Place and continue straight ahead at the junction, turn left onto Douglas Street and the property is on the right.

What3Words///apartment.indicates.fencing

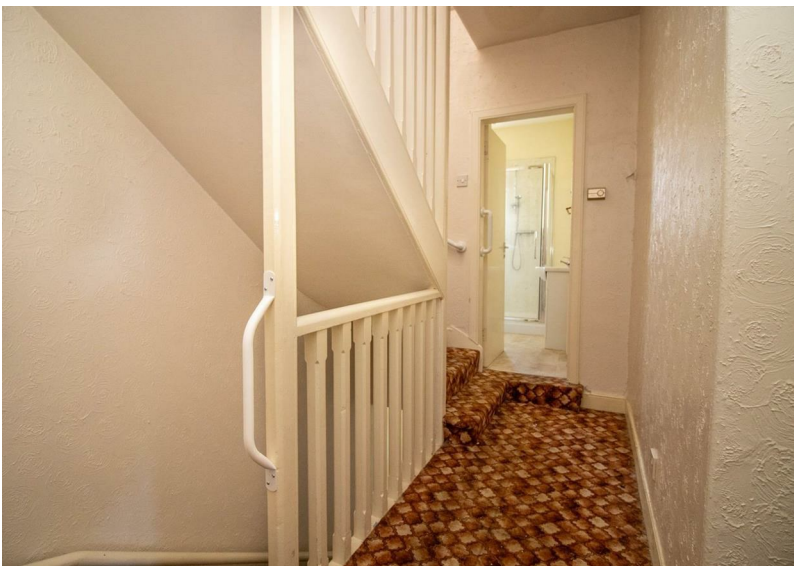
## Sales and Other Information

### Fixtures and Fittings

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

### Serivces

Mains drainage, water, gas and electricity.



**Offers:**

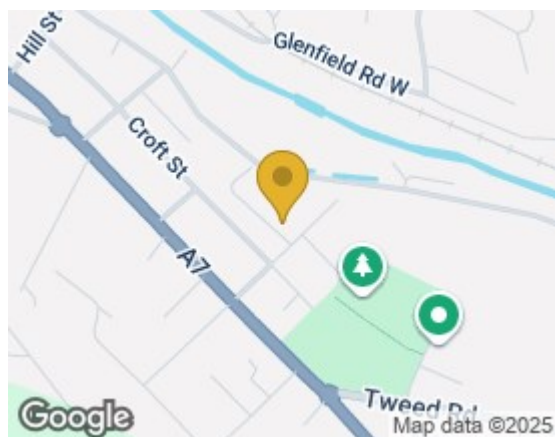
Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. [property@bannermanburke.co.uk](mailto:property@bannermanburke.co.uk). Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

**Viewings:**

Strictly by appointment through Bannerman Burke Properties Ltd.

**Notice:**

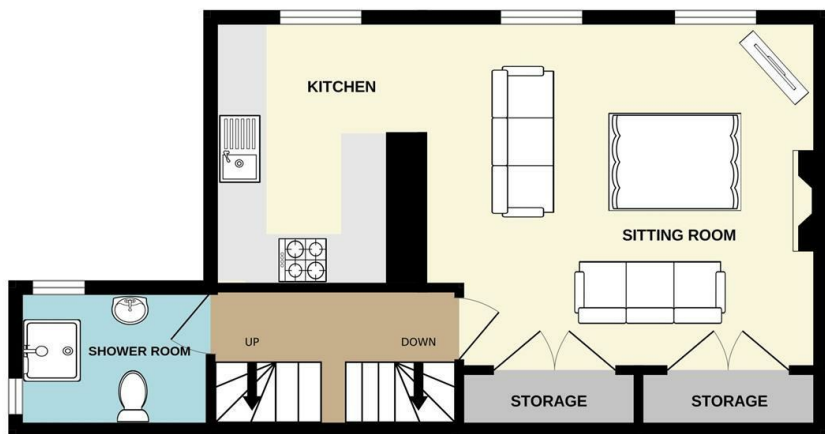
These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



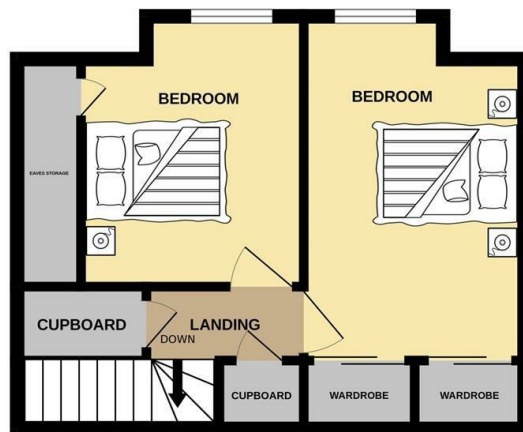
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
		66	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	
		66	72

FIRST FLOOR



UPPER FLOOR



49 DOUGLAS STREET, GALASHIELS

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