

2 BEDROOM  
SEMI-DETACHED VILLA

**Edington & Co.**

Solicitors & Estate Agents

**2 BALMORAL AVENUE,  
GALASHIELS, TD11JF**



**EPC: D**

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## 2 BALMORAL AVENUE, GALASHIELS, TD11JF

**GUIDE PRICE £105,000**

This spacious 2 bed semi-detached property is located within a popular residential area of the town and within comfortable walking distance of the town centre and all local amenities.

It offers a well-proportioned ideal starter/family home at an affordable price which allows for the need of cosmetic upgrading throughout but it has tremendous potential to become a lovely family home. The property already has double glazing and gas central heating installed and comes complete with a large area of garden ground.

### **GALASHIELS**

The central Borders town of Galashiels is fast becoming one of the most sought after towns within the already popular Borders region and offers an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football, golf and bowling. It is not only an ideal base from where to easily travel to surrounding Border towns and villages but also Edinburgh is readily accessible with good road links and the Borders Railway making it a popular choice for the commuter; particularly those who wish to raise their family in a more tranquil environment.

### **EPC rating D**

### **Council Tax Band B**

### **Guide price of £105,000**

### **Accommodation**

Brown UPVC door with decorative glass panel inset leads you into Front Hallway -with electric meter coat hooks, radiator, door to lounge and carpeted stairs leading to first floor accommodation.

Lounge 4.55m x 4.39m- large room with double UPVC windows to front, tiled fireplace with gas fire, radiator, shelved alcove with cupboard below, further shelved cupboard, TV and telephone points. Door to Kitchen.

Kitchen 3.01m x 2.52m- fitted with a range of light wood effect units with black marble effect work surfaces. White UPVC window looking out over rear garden. Rear corridor off kitchen comes with a large shelved pantry with small window and 2 further large walk in cupboards. UPVC rear door leads out to side garden.

Carpeted stairs from front hall lead to first floor accommodation

Upper landing-with shelved linen cupboard and ceiling hatch to attic.

Bedroom 1 4.52m x 3.32m- spacious double bedroom with double UPVC windows to front, radiator, and large walk in cupboard housing the gas boiler.

Bedroom 2 3.73m x 3.00m-good sized double room situated to the rear with UPVC window overlooking rear garden, radiator and double cupboard.

Bathroom -with white WC, basin and bath. Radiator and extra wall mounted fan heater and frosted UPVC window.

### **Outside**

Ample on street parking to front.

Large wrap around garden to front side and rear in need of attention. Completely enclosed to side and rear by wall and wooden fence with gate. Bin store area.

### **Fixtures and fittings**

Sold as seen

### **Viewings**

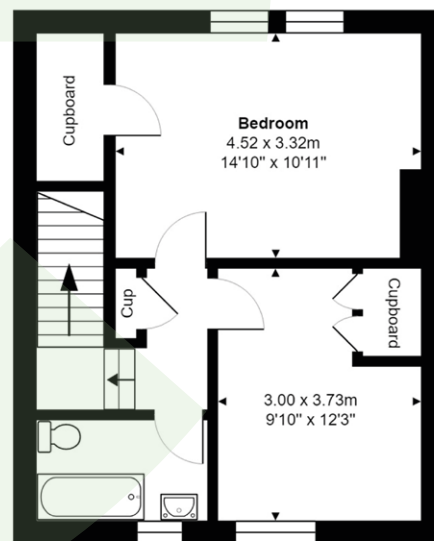
Strictly by appointment through the selling agents

## 2 Balmoral Avenue, Galashiels

Approximate Total Area: 81.6 m<sup>2</sup> ... 878 ft<sup>2</sup>



**Ground Floor**  
Area: 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>



**First Floor**  
Area: 41.0 m<sup>2</sup> ... 442 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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