

154 SCOTT STREET GALASHIELS TD1 1DX

154 Scott Street is a 1 bedroom ground floor flat forming part of a two storey and attic terraced house block of traditional stone and slate construction conveniently situated in a popular residential area close to Galashiels town centre.

The property offers a good sized accommodation and would make an ideal starter home or buy to let investment property. The property comes complete with double glazing, gas central heating and comprises of 1 bedroom, sitting room, kitchen and shower room and is offered for sale at:

Guide price of £55,000

Edingtons WS

Solicitors & Estate Agents



EPC: D

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Outside

The property is accessed from the front of the building with rear access to the garden accessed from a door in the bedroom. The rear of the property includes an area of garden laid mainly to grass which is accessed via a shared pathway. The property benefits from a part share of an outbuilding at the rear of the building.

Accommodation:

Hall

Doors lead off the hallway to the kitchen & sitting room with the bedroom and bathroom accessed via the living room. The hall has neutral decoration and wood effect laminate flooring and includes a large useful storage cupboard.

Living Room

3.81m x 3.53m - large room with neutral decoration and wood effect laminate flooring. The room includes an alcove display area with cupboard below housing the gas meter. There is a brass effect gas fire with white wooden surround. The room has a large white upvc triple glazed window with vertical blinds to the front of the property allowing light to flood the room. A doorway leads through to a rear hall which gives access to the shower room to the right and bedroom to the left. There is a TV point, phone socket, large double radiator and ample electric sockets.

Kitchen

2.76m x 1.36m - fitted with wooden floor and wall units with metal handles, black and white worktop and white and grey splash back. There is an integrated gas oven and 4 ring hob, Haier Washing Machine and Worcester Central Heating Boiler. The room has wood effect

laminate flooring, pine wood ceiling with spot lights, white upvc double glazed window and a round feature sink.

Bedroom

2.76m x 2.71 - double bedroom with neural cream decoration and wood effect laminate flooring. The room has a UPVC double glazed door with cream curtains leading to the rear garden area. There is a storage cupboard and a useful additional storage area as you access the room from the rear hall. The room includes a radiator and has ample electric sockets.

Shower Room

1.73m x 1.73m - whitesuite consisting of wash basin, toilet and shower cubicle with electric shower. The room is fully tiled with light brown wall tiles, contrasting cream floor tiles and spot lights in the ceiling.

Extras:

All floor coverings, curtains and light fittings are included in the sale.

Services:

Mains water, drainage and sewage, electricity, telephone connection and TV point. Council Tax Band A

Location:

This is a great location within easy reach of the town centre and close to Primary and Secondary schools, Border College, Heriot Watt University, Borders Railway and Galashiels Transport Interchange.

Galashiels

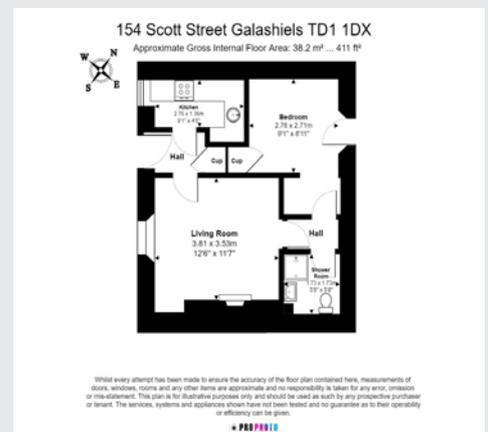
The central Borders town of Galashiels is one of the most sought after towns within the Borders region and offers

an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football and golf. The town boasts the well reputed Heriot Watt textile college as well as the Borders College Campus.

The property location has easy access to the A7 and A68 so is an ideal base from where to easily travel to surrounding Border towns and villages. Edinburgh is readily accessible with the new Borders Railway Waverley Line linking Galashiels to the centre of Edinburgh, making Galashiels a popular choice for commuters.

Viewing:

Viewing is by appointment with Selling Agents.



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