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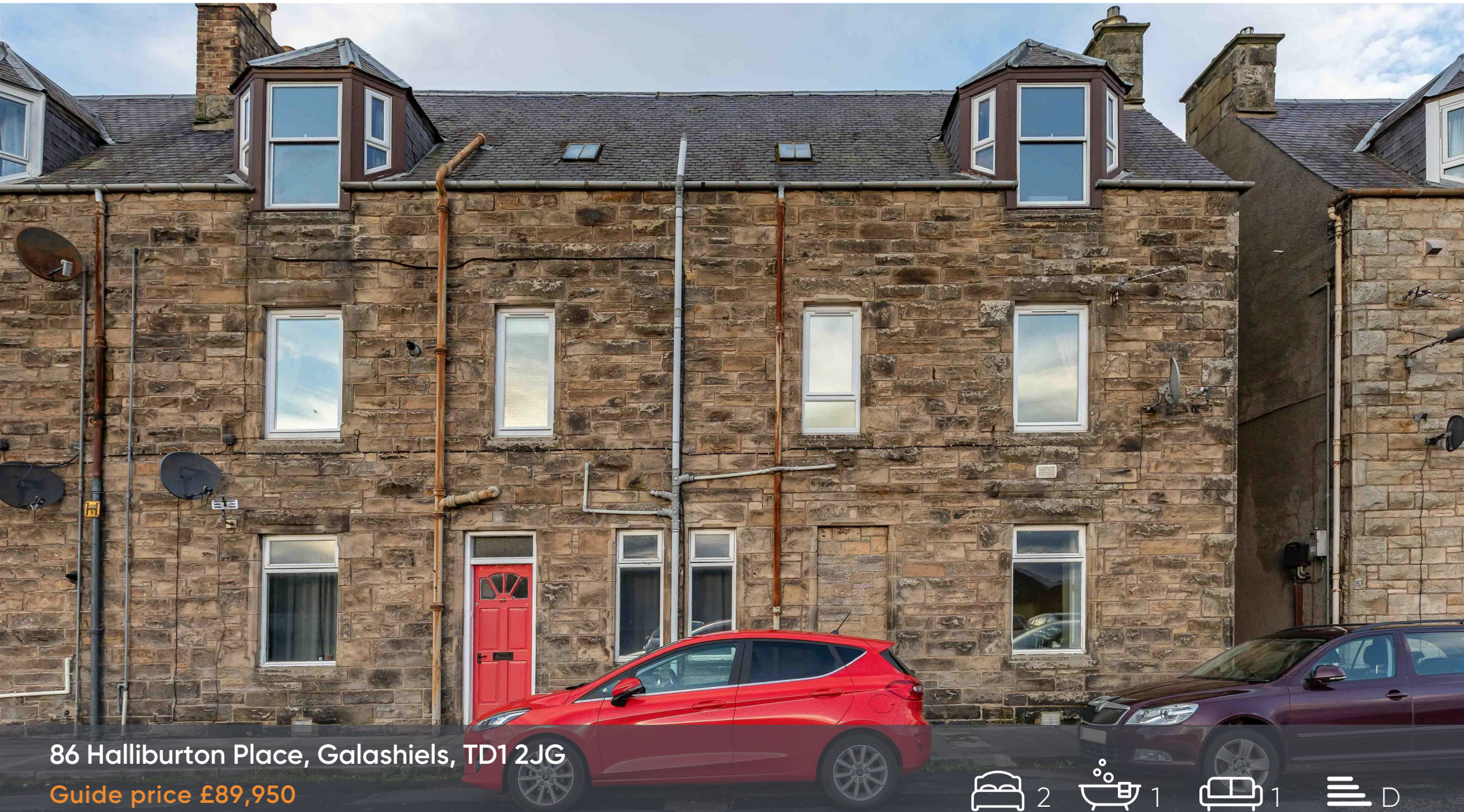
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86 Halliburton Place, Galashiels, TD1 2JG

Guide price £89,950



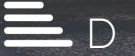
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86 Halliburton Place

Galashiels, TD1 2JG

- Spacious Top Floor Apartment
- GCH with Hive Thermostat
- Large Garden
- Planning In Principle for Double Garage
- Double Glazing
- Modern Kitchen and Shower Room Fittings
- Fantastic Views Over Galashiels
- Timber Workshop with Power & Lighting
- EPC Rating D

We are delighted to bring to the market this spacious 2 Bedroom Top Floor Flat located in a popular residential area within walking distance of Galashiels town centre, local transport links and Glendinning Primary School. The property is well-presented throughout and benefits from modern Kitchen and Shower Room fittings. The property also boasts a large private garden to the rear with patio area, workshop and 'Planning in Principle' for the erection of a double garage.

HALLWAY - 2 BEDROOMS - LOUNGE - KITCHEN - SHOWER ROOM -



Guide price £89,950



Internally

The spacious accommodation provides a versatile layout with a modern feel throughout. The property is freshly decorated in neutral tones with timber panelled features within the Lounge and Master Bedroom. Further benefits include network cabling within the principle rooms, programmable lighting and the installation of a 'Hive' thermostat, which combined, provides a modern comfortable living environment.

Kitchen

Cream shaker units have been blended with oak effect worktops to create a timeless look. There is a ceramic sink unit, under-counter oven and tall fridge freezer space. The current owners did not have use for a hob, but one can easily be fitted within the worktop over the oven. Metro tiles and timber effect flooring complete the look perfectly.

Shower Room

The modern three-piece suite includes; WC, tiled shower enclosure with electrical shower and stylish glass counter-top sink with waterfall feature tap, Plumbing and electrics have also been installed to house the washing machine and tumble drier.



Externally

The property benefits from a generous rear garden which is partially bound by stone walls and timber fencing. The garden includes a patio area ideal for entertaining and relaxing and grass for recreation or hanging washing. There is also Planning In Principle for a Double Garage (accessed via Glendinning Terrace) which provides the incoming purchaser with an ideal development opportunity.

Outbuildings

There is an insulated timber framed workshop located on the patio which benefits from mains power and lighting from the house. There is also a timber framed shed adjacent for storage.

There are two further brick-built multi-purpose stores located at the foot of the external steps, however, these do require a degree of refurbishment and repair.

The property also benefits from a share of the former Wash House providing further storage.

Services

All mains services are present along with UPVC Double Glazing and Gas Central Heating.

Location

The Galashiels Interchange is within walking distance which provides regular bus services throughout the Borders and beyond to Edinburgh and Carlisle. The interchange also houses the Galashiels Train Station with regular services to-and-from Edinburgh Waverley. Journey times are typically under one hour, making Galashiels an ideal location for commuting.

Fixtures and Fittings

All fitted carpets, laminates curtains and integrated appliances are to be included.

Council Tax

Council Tax Band B

Directions

For those with Satellite Navigation the Post Code is TD1 2JG

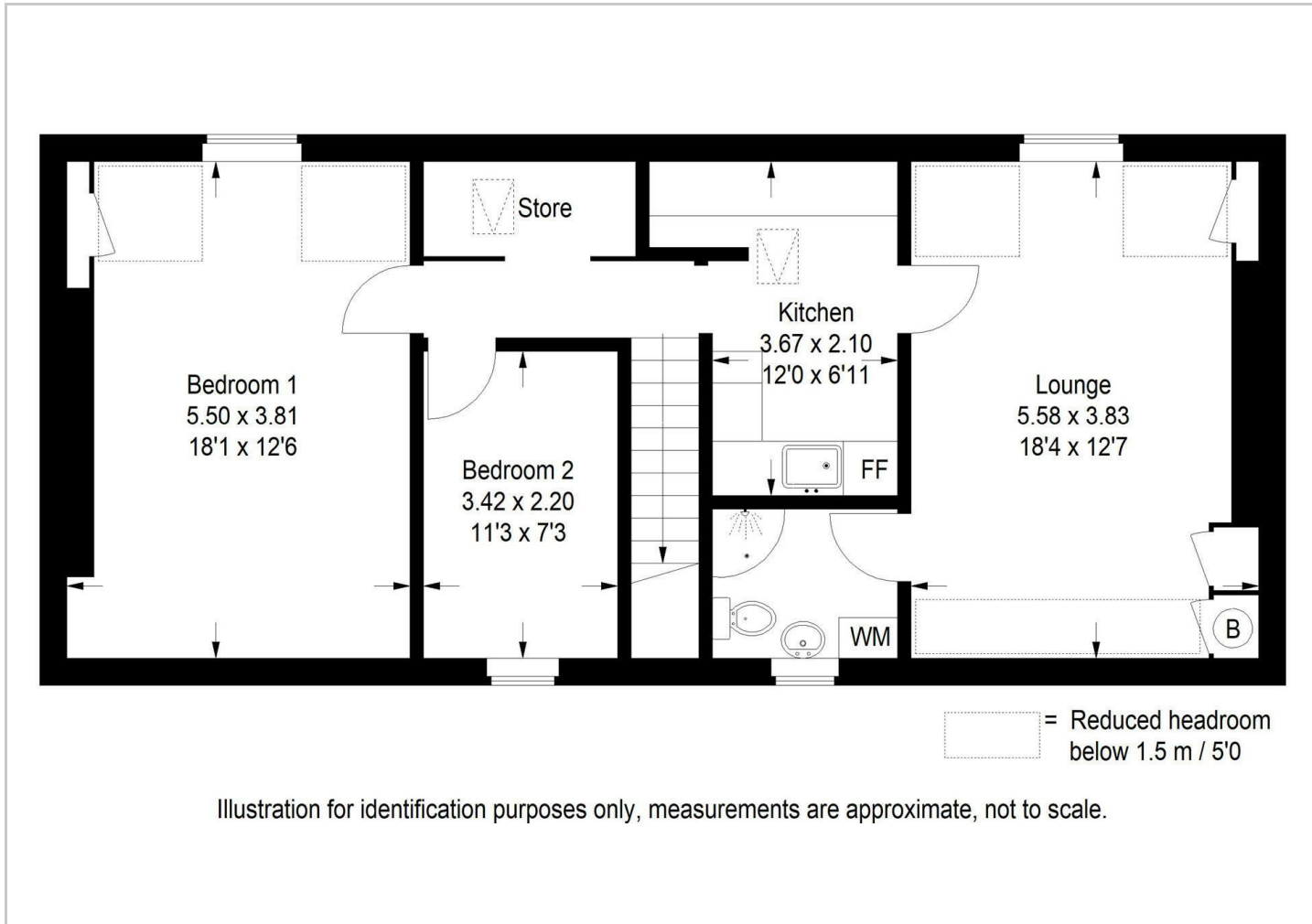
Offers

All offers should be submitted in writing in standard Scottish Legal Format by your Solicitor. All interested parties are also advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and the Seller also reserves the right to accept any offer at anytime.





Floor Plans



Viewing

Please contact our us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

