JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS

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# 5 Scott Street, Galashiels, TD1 1HW

## Guide price £70,000

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# 5 Scott Street Galashiels, TD1 1HW

- First Floor One Bedroom Flat
- Ideal First Time Buy
- Electric Heating
- Excellent Local Schooling
- Popular Residential Location
- Private Garden
- Close To Town Centre
- Train Station Nearby

Nestled in the charming town of Galashiels, this first floor flat on Scott Street presents an excellent opportunity for first-time buyers. With a modest yet inviting 372 square feet of living space, this property is designed for comfort and practicality.

Upon entering, you will find a well-proportioned reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The double bedroom offers a peaceful retreat, ideal for unwinding after a long day. The shower room and separate WC is conveniently located, ensuring ease of access for both residents and visitors.

This property is not only a fantastic starter home but also a canvas for personalisation, allowing you to infuse your own style and character. The location in Galashiels provides a friendly community atmosphere, with local amenities and transport links within easy reach, making it a convenient choice for daily living.

ACCOMMODATION

ENTRANCE HALL - LOUNGE - KITCHEN - WC - SHOWER ROOM - ONE DOUBLE BEDROOM - PRIVATE GARDEN -





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### Internally
The property is entered to the rear with steps to a lovely red front door. Entering in to a welcoming entrance hall, providing access to all principal accommodation which includes a WC with separate shower room, a double bedroom with handy built in wardrobe, a good sized lounge with storage cupboard. The modern well equipped kitchen is accessed via the lounge.

### Kitchen
The well presented modern kitchen is fitted with a good range of modern shaker style wall and base units, complemented by modern luxury laminated worktops and matching upstand. It incorporates a stainless steel sink with mixer tap, an integrated electric double oven and ceramic hob with extractor hood above and stylish glass splashback. There is also space for an undercounter freestanding washing machine and tall fridge freezer.

### Shower Room
The property benefits from a separate WC and shower room. The WC is fitted with a WC and wall mounted hand wash basin and the shower room is fitted with a shower cubicle and electric shower, complete with tiled splashbacks.

### Externally
The property benefits from a private low maintenance garden with a paved patio area with a handy shed which is also included as part of the sale. An ideal space to sit outdoors and relax in.

### Fixtures & Fittings
All fitted floor coverings, and integrated appliances are to be included within the sale.



## Services
Mains services are present for water, electricity, and drainage. The property is fitted with electric storage heaters. There is a gas connection for the property if changing to gas central heating was something that interested any potential buyer.

## Location
The property is located within a very popular residential area where local amenities are readily available nearby. There is a regular bus service which runs daily with a bus stop located in close proximity to the property. More comprehensive amenities are readily available a short distance away in Galashiels town centre including Galawater Retail Park and Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

## Council Tax
Council Tax Band A.

## Viewings
Viewings are strictly by Appointment via James Agent.

## Home Report
A copy of the Home Report can be downloaded from our website or by emailing us at enquiries@jamesagent.co.uk.

## Offers
All offers should be submitted in writing in Scottish Standard Format. All interested parties are 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 reserves the right to accept any offer at any time.

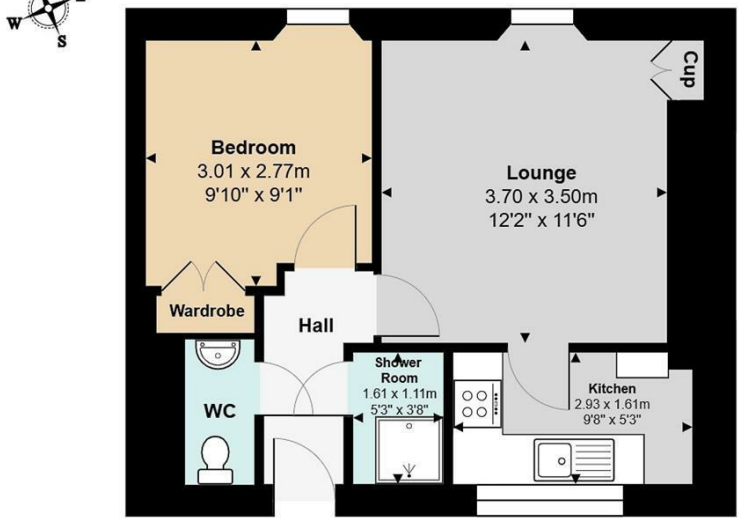




## Floor Plans

# 5 Scott Street Galashiels, TD1 1HW

Approximate Gross Internal Floor Area: 34.6 m² ... 372 ft²



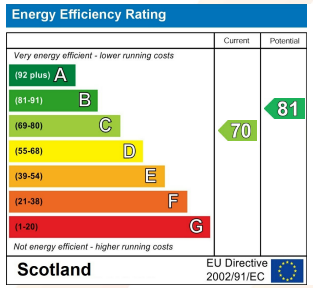

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

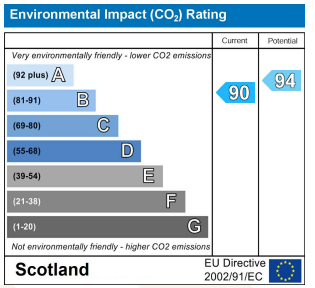
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## Location Map




## Energy Performance Graph




## Viewing

Please contact 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.