



45 Wilderhaugh, Galashiels, TD1 1PW

Guide price £45,000





45 Wilderhaugh Galashiels, TD1 1PW

- Investment Property
- Passing Rent £350 PCM
- Communal Gardens
- Currently Tenanted
- One Bedroom
- Shops Nearby

TENANTED INVESTMENT OPPORTUNITY

45 Wilderhaugh is a spacious second floor one bedroom apartment located in a popular residential and commercial district of Galashiels, just a short walk to Galashiels town centre. The property is found in good order throughout and benefits from gas central heating and double glazing. The property has the benefit of having a long-term tenant in-situ. The current rent per calendar month is £350, providing a gross annual yield of 8.4%. All compliance certificates are available for inspection.

Viewings are Strictly by Appointment

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - SHOWER ROOM - BEDROOM -



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Internally

The entrance hallway gives access to all main living spaces including the lounge, kitchen, shower room and bedroom.

Kitchen

The kitchen is fitted with a range of wall and base units overlaid with laminated worktops incorporating a stainless-steel sink with mixer taps. Integrated appliances includes electric oven and 4-ring hob with extractor hood. There is also under-counter space for a fridge freezer and washing machine.

Shower Room

The shower room is fitted with a 3-piece suite including WC, pedestal wash hand basin and shower enclosure with mixer showered tiled splashbacks.

Externally

There is a shared garden to the rear of the property which is laid to lawn and bound by a timber fence.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

Services

Mains water, electric and drainage. Gas Central Heating and Double Glazing.



Location

The property is located within a very popular mixed residential and commercial 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 Band

Council Tax Band A.

Home Report

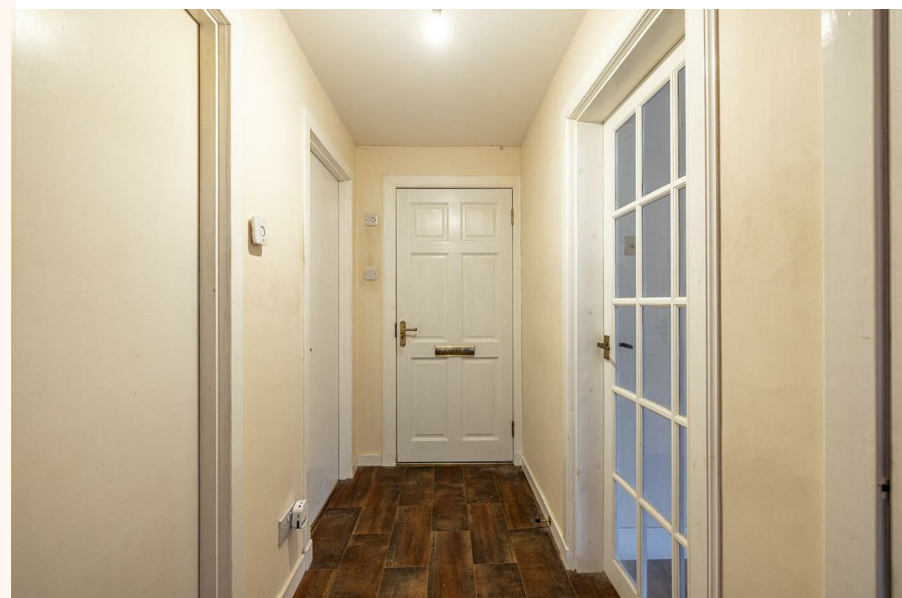
A copy of the Home Report can be downloaded from our website.

Viewings

Strictly by Appointment Only via James Agent.

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.

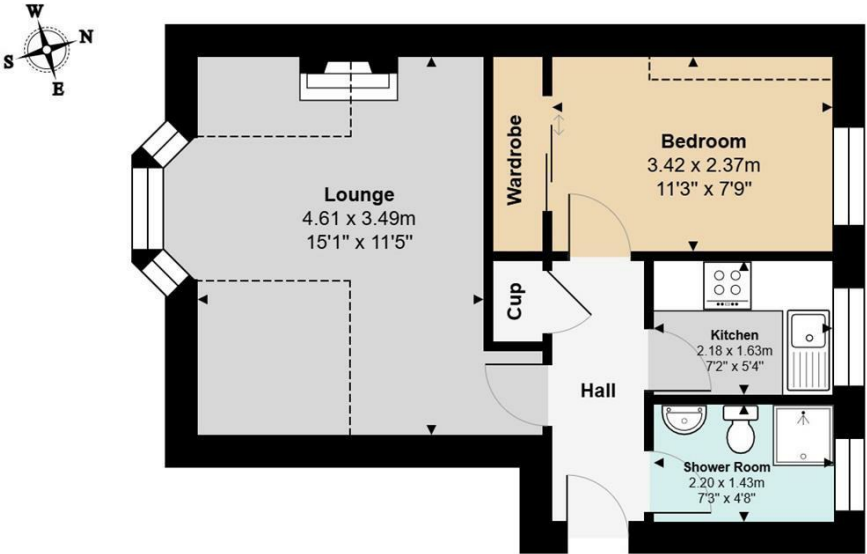




Floor Plans

45 Wilderhaugh, Galashiels, TD1 1PW

Approximate Gross Internal Floor Area: 39.9 m² ... 429 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.



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.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

Location Map



Energy Performance Graph

