

124 Croft Street

Galashiels, TD1 3BP

A Fantastic Opportunity to Purchase this Four Bedroom Newly Renovated Flat
For Sale • Offers Over £85,000

Edwin
Thompson





BRIEF RESUME

- Four Bedroom Ground Floor Flat
- Renovated to a Very High Standard
- Ideal Family Home
- Close to Town Centre and Schools

DESCRIPTION

124 Croft Street is a stunning 4-bedroom ground floor flat that is the epitome of modern, comfortable living. Renovated to an exceptionally high standard, this spacious residence offers a range of key features that make it the perfect place for you and your family to call home.

This immaculate flat features not one, but two exceptional bathing spaces. The family bathroom is elegantly designed for comfort and convenience, while the wet room offers the perfect solution for those who prefer a shower, with a sleek and contemporary finish. The layout of this flat is designed to cater to the ever-changing needs of a family.

The generous open plan living area can easily be adapted to suit your requirements, whether you need a cozy family lounge or a large dining space for entertaining. This could be the perfect first home for a young couple looking to get on the market with ample space to adapt and grow into the property.

The heart of this home is a beautifully designed open-plan area. The modern 'u' shaped kitchen boasts top-of-the-line appliances and plenty of



counter space, making it a chef's dream. Whether you're cooking up a storm or hosting friends for dinner, this space seamlessly transitions into a comfortable living room or an elegant dining area, offering versatility to suit your lifestyle. No detail has been overlooked in the renovation of this property.

Every room is finished to the highest standard, showcasing the quality and craftsmanship that went into its transformation. From the flooring to the fixtures, you'll find nothing but excellence here.

The property offers ample shared parking spaces for residents and also has plenty of on street parking available.

This immaculate 4-bedroom ground floor flat is more than just a property, it's a place where comfort and style go hand in hand.

The thoughtfully designed features and high-quality renovations set it apart as the ideal place to call home.

LOCATION

The property is situated a short walk from Galashiels town centre in a lovely, residential area. The surrounding streets are popular with families and houses sell well. A property of this size and style would make a great family home with both the St Peters primary school and Galashiels Academy a short distance away. Galashiels is a historic town located in the scenic Scottish Borders region. This property is situated in a convenient location, with easy access to all local amenities and transport links. Galashiels offers a range of shops, restaurants, and cultural attractions, making it a vibrant and welcoming community.

The Scottish Borders is known for its stunning natural beauty, with rolling hills, rivers, and picturesque landscapes. Outdoor enthusiasts will appreciate the numerous opportunities for hiking, cycling, fishing, and exploring the countryside.

In terms of transport, Galashiels has good road and rail connections to other major cities in Scotland. Edinburgh is just a short train ride away, making it a feasible option for commuters or those looking to enjoy the city's cultural offerings.





ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance hall, Open Plan Kitchen/Living Space, 4 Double Bedrooms/3 Bedrooms with separate lounge), Family Bathroom, Wet Room, Utility Area,

External: Ample Residents Parking Spaces, Shared Drying Area and

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
124 Croft Street	74	793

E & o e please note that these measurements have been taken from the EPC register.

SERVICES

All mains services are understood to be connected. Heating: The property is served by a gas-fired central heating system.

ENERGY PERFORMANCE CERTIFICATE

C76

FIXTURES AND FITTINGS

The property is being sold unfurnished.



VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

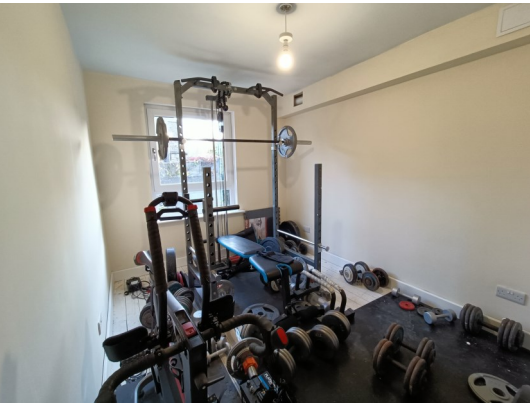
E-mail: a.welsh@edwin-thompson.co.uk

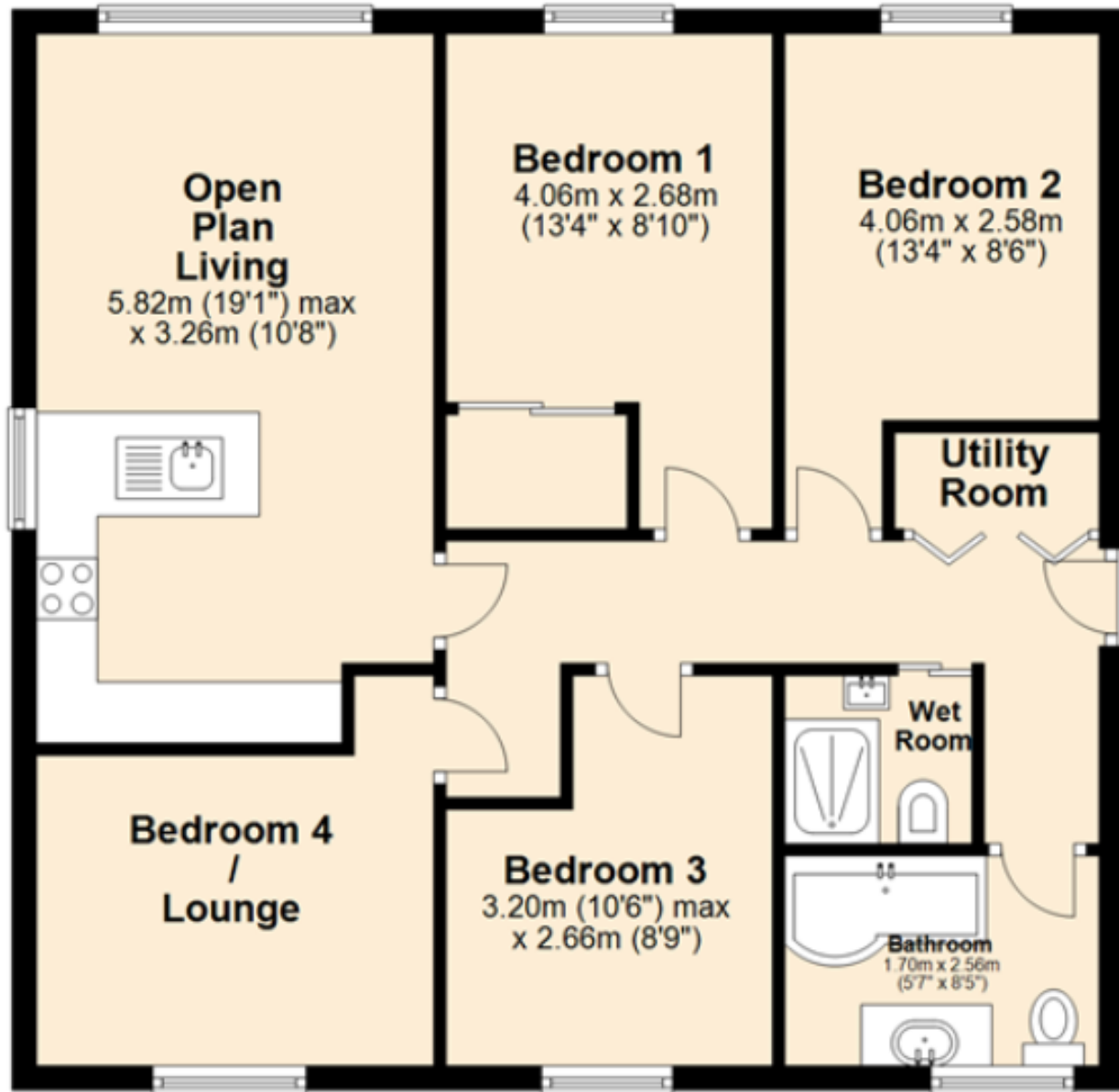
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Total area: approx. 73.6 sq. metres (792.7 sq. feet)

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GALASHIELS, TD1 3BP

Edwin
Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk