

3 DUKE STREET

Galashiels, TD1 1QA

A Great Opportunity to Purchase a Charming Studio Apartment
For Sale • Guide Price £40,000

Edwin
Thompson





BRIEF RESUME

- Charming Studio Apartment
- Versatile Living Area
- Garden
- Well Situated

DESCRIPTION

3 Duke Street is a charming studio apartment that offers both comfort and convenience. This well-appointed property boasts a variety of features that make it an excellent choice for those seeking a cozy and functional living space.

The studio apartment is designed for optimal use of space, offering a comfortable and versatile living area. Its separate kitchen provides a dedicated space for cooking, complete with all the essential appliances and storage. The shower room, with its modern fixtures, is a good use of the limited space.



LOCATION

The property is situated a short walk from Galashiels town centre in a lovely, quiet residential area. The surrounding streets are popular with families and houses sell well. A property of this size and style would make a great first-time home for someone looking to get onto the property ladder on a budget or for a landlord to add to their portfolio. It could be ideal for student accommodation, if someone was moving to Galashiels to attend Herriot Watt University for the full 4 year course it could be a fantastic investment for them as there is scope to add value to the property.

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:

Entrance hall, living area, kitchen and shower room.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
3 Duke Street	28	301

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

SERVICES

Mains water, electricity and drainage are understood to be connected.

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



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

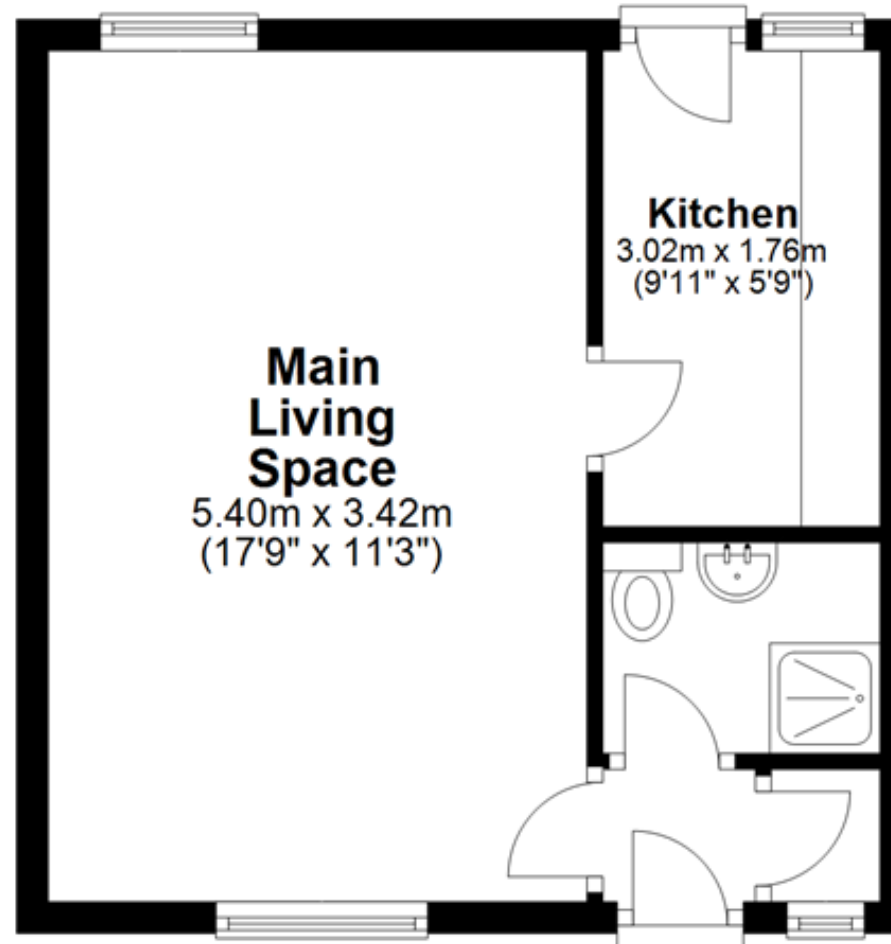
1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF



Ground Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 28.6 sq. metres (307.7 sq. feet)

3 Duke Street

GALASHIELS, TD1 1QA

Edwin
Thompson



Galashiels Office

T: 01896 751300
Edwinthompson.co.uk