

51 Balmoral Drive

Galashiels, TD1 1JN

A Top Floor Two Bedroom Flat

For Sale As A Whole • offers over £70,000

Edwin
Thompson





BRIEF RESUME

- Two Bedroom Top Floor Flat,
- Bright and Spacious,
- Close to Local Amenities,
- Ideal For First Time Buyers or Buy to Let

DESCRIPTION

51 Balmoral Road is a spacious two bedroom flat set in the popular area of Galashiels close to the town centre and catchment Primary School. The well presented accommodation is in fair decorative condition, needing a little updating, it has a good sized kitchen with space for utility facilities and a newly renovated bathroom. Well kept, shared drying green to the rear and the front is laid to lawn and shrubs. There are plenty of parking available for this property, on street parking is located to the front and residents off street parking spaces to the rear for multiple cars. This lovely home is easily commutable to Edinburgh by road or rail. 51 Balmoral Drive offers the complete package, a good-sized, top floor flat perfect for small family or young couple looking to start a their family alternatively it would be ideal for buy to let investors. The accommodation benefits from generous proportions. The property has two bedrooms, with ample space for storage, and a

family bathroom. The spacious living room has a large patio doors leading to a balcony which allows floods of light into the room, It has direct access to a residents parking courtyard at the rear of the property. It is presented in a contemporary order with bright apcaious rooms throughout and sits in a prominent position secluded from the main streets of Balmoral. The property is situated a short walk from Galashiels town centre in a lovely, quiet residential area. The surrounding streets are popular with families. A property of this size and style would make a great first-time purchase or starter family home with good travel links and amenities nearby. It benefits from a gas central heating and double glazing throughout.



LOCATION

51 Balmoral Road is situated just off the town centre in Galashiels, a short walk to all local amenities and the Gala Policies, a stunning forest trail leading onto Gala Hill, views of which can be seen from the balcony of the property. The property is positioned at the back of the catchment Primary School offering convenience for those needing to take children there. There are no properties to obscure the fields and hillside views to the rear. and the surrounding streets are popular for house hunters and specifically investors looking for buy-to-lets. , the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area. Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The east coast main line runs from Berwick Upon Tweed, and The Borders Railway providing a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.





AREAS

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
51 Balmoral Road	62	667

E & oe Measurements taken using a laser measurement device.

Energy Performance Certificate

D59

Services

All mains services are understood to be connected with the main heating system being electric, with prepaid meters in place.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

What3words///

///melon.farms.mandolin

Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

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