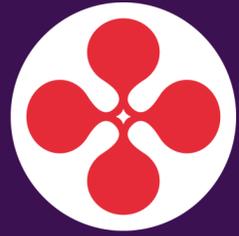


94 Halliburton Place

Galashiels, TD1 2JG

A Great Opportunity to Purchase This Fantastic 2 Bedroom Flat
For Sale • Offers Over £99,9500

Edwin
Thompson







BRIEF RESUME

- 2 Bed Flat
- Spacious Living Accommodation
- Good Sized Rear Garden
- Excellent Transport Links
- Ideal For First-time Buyers/Investors
- Close To Local Amenities.

GENERAL DESCRIPTION

94 Halliburton Place is a spacious and well-proportioned two-bedroom first-floor flat, offering comfortable living within a well-established residential area of Galashiels. This property benefits from generous room sizes, a practical layout, and stunning views over the surrounding hills and greenery. The home is set entirely on one level, spanning approximately 73m², and features a large living area with ample space for a dining table, a functional kitchen, a generous bathroom, and well-considered storage solutions. Externally, the property enjoys a private garden space to the rear with significant potential for landscaping, as well as convenient on-street parking to the front of the property. Access to the property is through the venal to the left of the building, round to the right, and up the stairs.

LOCATION

Situated on the eastern valley of Galashiels, 94 Halliburton Place enjoys a prime location within easy reach of the town's excellent amenities and transport links. The property is positioned on a quiet

Residential street with an elevated aspect, providing picturesque views of the surrounding countryside. Galashiels itself is a thriving town in the Scottish Borders, known for its excellent shopping facilities, leisure amenities, and educational institutions, including Heriot-Watt University's School of Textiles and Design.

For those who commute or enjoy access to larger towns and cities, Galashiels is well connected via the Borders Railway, offering a direct link to Edinburgh in under an hour. The A7 road also provides an efficient route to Edinburgh and Carlisle, making this an excellent location for those who travel for work or leisure. Nearby towns such as Melrose, Selkirk, and Tweedbank are within a short drive, offering further amenities, charming boutique shopping, and a variety of outdoor pursuits.

Living in this area offers a balance between town convenience and countryside tranquillity. Galashiels has a strong sense of community with a range of local events, independent cafes, and cultural attractions, including the recently developed Great Tapestry of Scotland visitor centre. With access to local walking trails, parks, and recreational activities, this property is ideally suited to those seeking an active lifestyle in the Scottish Borders.

ACCOMMODATION

The accommodation currently comprises: First Floor — Living/dining room, kitchen, 2 double bedroom, bathroom and storage cupboards. Externally—Large rear garden and Shed.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
94 Halliburton place	73	786

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

SERVICES

Mains services are understood to be connected with the main heating system being gas.

COUNCIL TAX BAND — B

EPC RATING — C72

BROADBAND COVERAGE

The area around Halliburton Place, has access to ultrafast broadband services, with maximum download speeds exceeding 1,000 Mbps.

FLOOD RISKS

No specific risks noted

VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel. 01896 751300
E-mail: a.welsh@edwin-thompson.co.uk





DETAILS

Internally, the property offers a bright and spacious living room, which is large enough to accommodate both seating and dining areas comfortably. The generous proportions of this space make it an inviting area for relaxation and entertaining. The kitchen has been thoughtfully designed to maximise storage and worktop space, featuring a practical selection of base and wall-mounted units, making it both functional and efficient.

The hallway benefits from multiple storage cupboards, providing excellent organisational space, and has recently been plastered, ready to be finished to the new owner's taste. The bathroom is of a generous size and includes a three-piece suite, offering both comfort and practicality. The two bedrooms each feature built-in storage, with the smaller of the two benefitting from under-stair storage from the flat above. The master bedroom stands out with two substantial walk-in wardrobes, presenting various possibilities for use, such as an ensuite conversion (subject to consents) or a compact home office space that can be neatly closed away at the end of the day.

One of the features of this property is its stunning outlook, with the majority of windows facing towards the scenic hills and greenery of the adjacent valley. This and the elevated position enhances the sense of space and light within the home.

Externally, the rear garden presents a fantastic opportunity for development, whether as a landscaped outdoor retreat or as a functional space for the possible addition of parking, subject to necessary planning approvals. Some properties on the street have successfully added car ports, indicating this could be a feasible option for future owners. The property also benefits from ample on-street parking to the front, ensuring convenient access for residents and visitors alike.

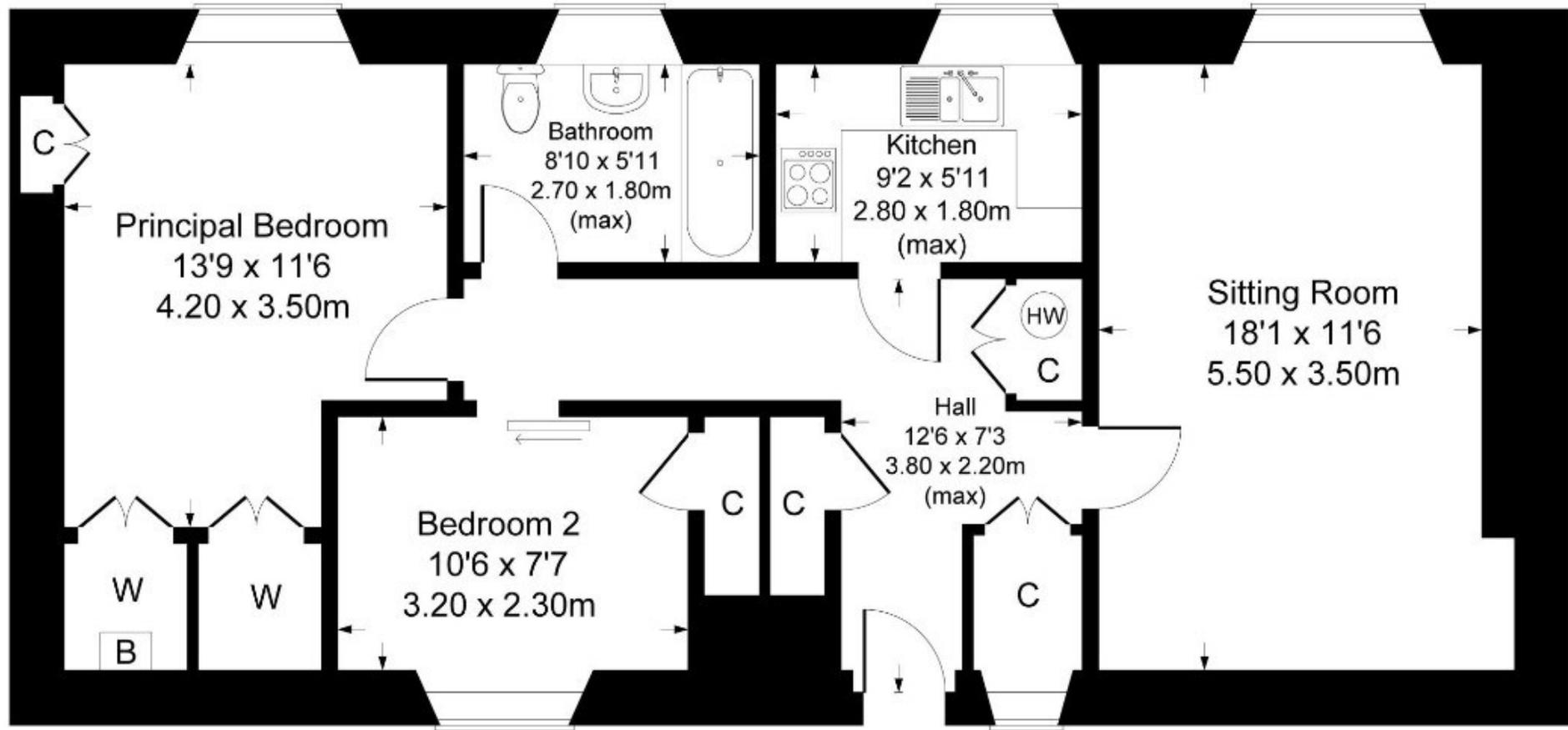
IMPORTANT NOTICE

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





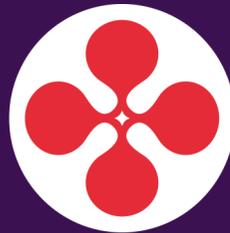


FIRST FLOOR

94 Halliburton Place

Galashiels, TD1 2JG

Edwin
Thompson



Galashiels Office

T: 01896 751300
Edwinthompson.co.uk