

Flat 3, The Pirns, King Street

Galashiels, TD1 1PX

A Great Opportunity to Purchase This Fantastic 1 Bedroom Ground Floor Flat
For Sale • Offers Over £60,000

Edwin
Thompson







BRIEF RESUME

- 1 Bed Ground Floor Flat
- Own Front Door Access
- Spacious Open Plan Layout
- Built in Bedroom Storage
- Ample Parking Available

GENERAL DESCRIPTION

Flat 3, The Pirns, is a well-appointed ground-floor flat offering comfortable and easily managed accommodation. Benefitting from its own main door access to the rear, the property presents a spacious and practical layout, with an open-plan lounge/kitchen being a key feature. The flat is in good order, making it an ideal investment opportunity or an affordable starter home. Externally, the property has shared communal grounds and a parking area, providing convenience for residents.

LOCATION

Situated within a convenient area of Galashiels, Flat 3, The Pirns is well-positioned for easy access to local amenities and the town centre. Galashiels itself is a thriving town in the Scottish Borders, offering a range of shops, supermarkets, restaurants, and leisure facilities, ensuring a comfortable and practical lifestyle for residents. The property is ideally placed for those who wish to enjoy both town living and the surrounding countryside.

Galashiels is well-connected to nearby towns and villages, including Melrose, Tweedbank, and Selkirk, all of which offer additional amenities and recreational opportunities. The Borders General Hospital, located in Melrose, is approximately a 10-minute drive away, providing essential healthcare services. The nearby retail park offers larger chain stores, while the local high street features a variety of independent shops and cafés. The property is in close proximity to Aldi supermarket, Titan365 24 hour gym and bus stop making it very convenient for those without cars..

For those commuting further afield, Galashiels benefits from excellent transport links. The Borders Railway, with a station in the town, provides a direct connection to Edinburgh in approximately 50 minutes, making it an attractive option for those working in the capital. The A7 road offers direct routes to Edinburgh and Carlisle, and local bus services provide convenient travel options throughout the region. This makes the property ideal for individuals seeking a balance between rural and urban living.

ACCOMMODATION

The accommodation currently comprises: Open-plan living/kitchen, bathroom and bedroom.

SERVICES

Mains Drainage water and electricity are connected. Electric heating system is in place

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
3 The Pirns, King Street	38	410

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

COUNCIL TAX BAND — D

EPC RATING — C69

BROADBAND COVERAGE

Ofcom states the flat has access to superfast broadband services, with maximum download speeds of 44 Mbps and upload speeds of 7 Mbps. We advise you check the broadband with your supplier.

FLOOD RISKS

This information gives the likelihood of flooding within a 25 metres radius of this location.

Surface Water risks—Medium

Medium likelihood means that each year this area has a 0.5% chance of flooding.

This does not take into account the effect of any flood defences.

River risks—Medium

Medium likelihood means that each year this area has a 0.5% chance of flooding.

Check the SEPA website for more details





DETAILS

Flat 3, The Pirns is an attractive and well-maintained ground-floor flat, offering a spacious yet easily managed living space. The property's own main door access ensures a degree of privacy not often found in communal buildings, while the open-plan lounge/kitchen provides a bright and inviting space for both relaxation and entertaining. With ample room for a dining table, the living accommodation is notably generous, creating a flexible and practical home environment.

The property features a good-sized double bedroom with built-in wardrobes, offering excellent storage solutions. The bathroom is also well-proportioned, and features full sized bath which is uncommon in flats of this size, contributing to the overall practicality of the layout. Recent upgrades, including new carpets and flooring in the living and kitchen area, enhance the presentation of the flat, making it move-in ready for prospective buyers. The property is fitted with electric heating, and with no gas supply to the building, it remains efficient and low-maintenance.

Externally, the property has access to ample parking spaces ensuring convenience for both residents and visitors. Additionally, the space directly in front of the flat provides the opportunity to place a small table, allowing for some outdoor seating. The factoring fee of £40 per month ensures the maintenance of communal areas, preserving the overall appearance and upkeep of the property and grounds.

This flat represents an excellent opportunity for a first-time buyer seeking an affordable yet spacious home, or for an investor looking for a low-maintenance rental property in a well-connected area. Given its proximity to transport links, local amenities, and the wider Borders region, Flat 3, The Pirns is a highly appealing prospect for a range of potential purchasers.

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



3 The Pirns, King Street, Galashiels, TD1 1PX

Approximate Gross Internal Area = 38.1 sq m / 410 sq ft

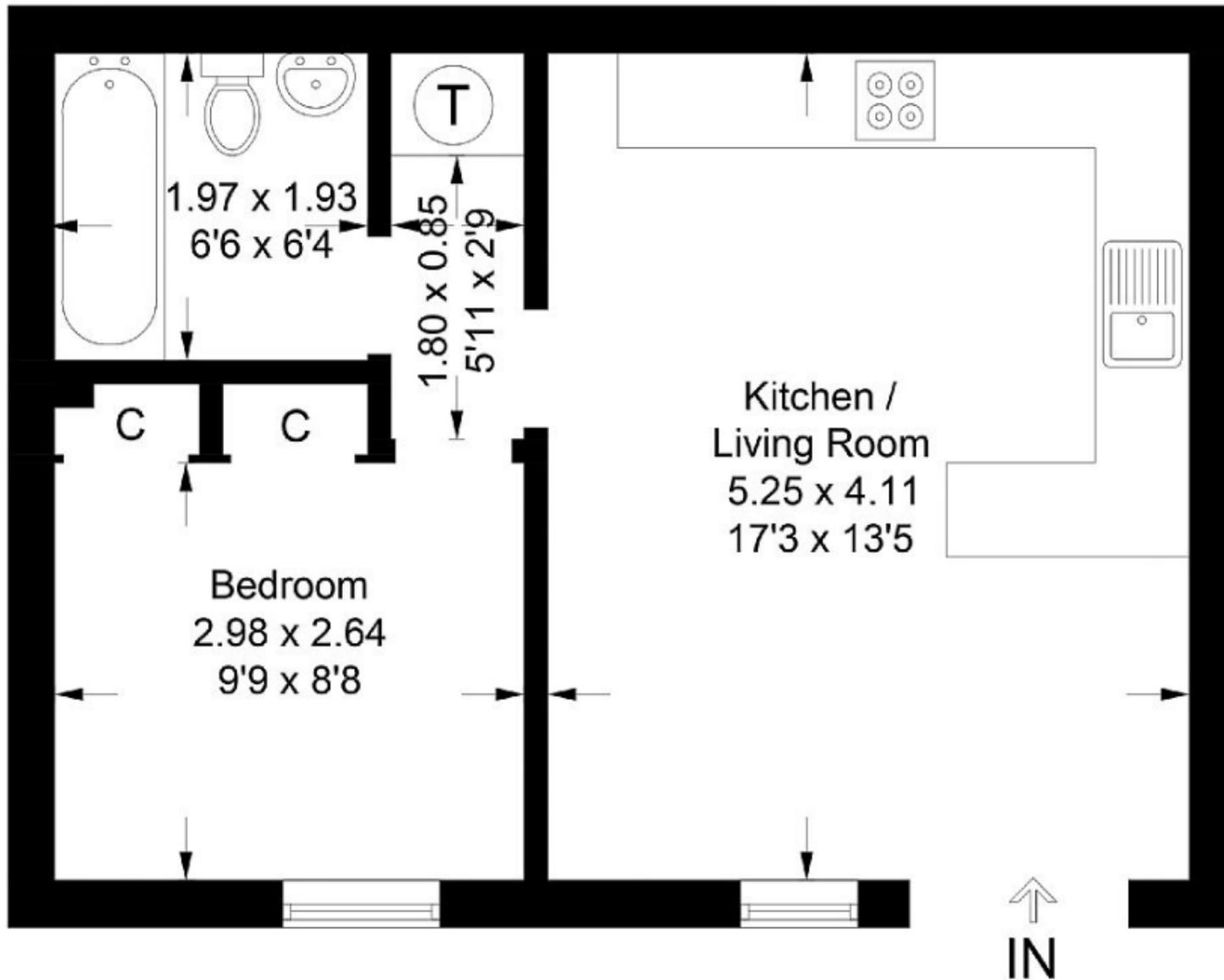


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID372832)

3 The Pirns, King Street,

Galashiels, TD1 1PX

Edwin
Thompson



Galashiels Office

T: 01896 751300

Edwinthompson.co.uk