



47 Balmoral Avenue
Galashiels, TD1 1JG

£795 Per Month



Well-presented 2 bedroomed semi-detached home offers bright and spacious accommodation in a popular residential area. Ideally located in a central and convenient position, the home is within easy reach of a wide range of local amenities, including shops, schools, leisure facilities.

Accommodation - Dual aspect living room with space for dining, fitted kitchen, two double bedrooms, family bathroom. Garden to front and rear.

Landlord Registration No. 685557/355/13031
EPC - Band D

LARN2504002



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LOCATION

Galashiels is a thriving Borders town, popular with homebuyers due to its central location, strong amenities, and excellent transport links. The town combines historic charm with modern convenience, making it an attractive base for families and professionals alike.

- **Amenities:** Galashiels offers a wide range of facilities including high street shops, a Retail Park with major chain stores, independent and specialist retailers, medical services, and a variety of leisure options. Education is well catered for, with schools ranging from nursery through to secondary level, supporting families across the town.

- **Schooling:** The town provides comprehensive education options from nursery to secondary school, ensuring local families have convenient access to high-quality schooling.

- **Population:** Galashiels is a busy and welcoming community of around 12,000, with a mixture of residential, commercial, and civic activity. Its central location supports strong local employment, including at the nearby Borders General Hospital and Scottish Borders Council Headquarters.

- **Transport Connections:** Galashiels benefits from swift road links to Edinburgh via the A7 and excellent public transport. The town is within walking distance of the new Borders Railway Interchange, providing fast and convenient access to Edinburgh and beyond. Local bus services connect Galashiels to other central Borders towns, making it a highly accessible location for commuting or leisure travel.

ACCOMMODATION SUMMARY

Dual aspect living room with space for dining, fitted kitchen, two double bedrooms, family bathroom. Garden to front and rear.

ACCOMMODATION

The property benefits from a dual-aspect living room, allowing plenty of natural light and providing ample space for separate

lounge and dining areas. The fitted kitchen is positioned to the rear of the property and enjoys direct access to the private rear garden, appliances include integrated oven and hob, washing machine and fridge freezer. Upstairs, there are two generously sized double bedrooms, both offering excellent storage potential, together with a family shower room.

EXTERNAL

Externally, the property enjoys gardens to both the front and rear. Garden shed.

COUNCIL TAX BAND

Band B

ENERGY PERFORMANCE RATING

Band D

LANDLORD REGISTRATION NUMBER

685557/355/13031

SERVICES

ADDITIONAL INFORMATION

Rent £795 per calendar month, plus council tax & utilities. One month's deposit is required and references are obtained for the successful applicant through HomeLet Referencing. Offered on a Private Residential Tenancy, though a long term let preferred. No smoking is permitted on the premises.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting. Completing an application form does not guarantee a viewing. Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.

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