

Galashiels
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53 Langlee Drive, Galashiels

TD1 2EA

Guide Price £60,000



53 Langlee Drive is a well kept second floor flat which is located within a popular area towards the outskirts of town. It sits close to the nearby primary school and also benefits from good transport links to the town centre. Accessed via a secure entrance system, this is an ideal investment opportunity and comes with a sitting tenant paying £450 per calendar month. The accommodation is spacious and well planned and is presented in good order throughout. Outside, there is a shared drying area and plenty of parking is available on street.

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Accommodation
Hallway
Lounge
Kitchen
Two Bedrooms
Bathroom
Double Glazing
Electric Heating
Communal drying area
Sold with a sitting tenant



Situation:

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Double Glazing. Electric heating.

EPC:

E

Entry:

By mutual agreement.

Council Tax Band:

A

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Approximate Gross Internal Area = 60.1 sq m / 647 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:

