

WWW.CULLENKILSHAW.COM



# 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.

# 53 Langlee Drive, Galashiels

TD1 2EA

Guide Price £60,000

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





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.

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

By mutual agreement.

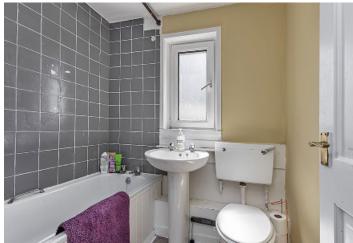
## Council Tax Band:

# 53 Langlee Drive, Galashiels, TD1 2EA



Blustration for identification purposes only, measurements are appro FigorplansUsketch.com © 2021 (ID 756663)







WWW.CULLENKILSHAW.COM

Galashiels Tel 01896 758 311 Tel 01896 758 311
Tel 01835 863 202
Tel 01450 3723 36
Tel 01573 400 399
Tel 01896 822 796
Tel 01721 723 999 Jedburgh, Hawick, Kelso, Melrose, Peebles. Selkirk. Tel 01750 723 868

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:



Spc



