

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



162 Lintburn Street, Galashiels

TD1 1HR

Offers Over £115,000



£10K UNDER HR VALUE

162 Lintburn Street is a very spacious first and upper floor flat, formerly two separate dwellings, which is located in a popular area of Galashiels with many amenities to hand. The layout is well planned, is presented in very good order throughout having recently been freshly painted throughout, and would be perfectly suited to those searching for a starter home which is ready to move into or those interested in a rental opportunity. Outside, there is a private area of garden to the rear with plenty of parking available on street.



162 Lintburn Street, Galashiels

TD1 1HR

Offers Over £115,000

First Floor:
Entrance Hall
Lounge
Breakfasting Kitchen

Upper Floor:
Two Double Bedrooms
Single Bedroom
Shower Room

Gas Central Heating
Double Glazing
Garden to rear



Location:

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. 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 Rail 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. Gas central heating. Double glazing.

EPC:

D

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

B

Entry:

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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



162 Lintburn Street, Galashiels, TD1 1HR

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft

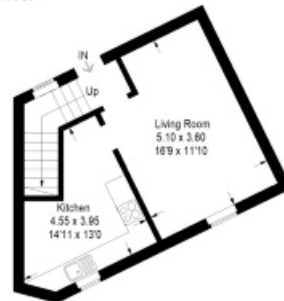
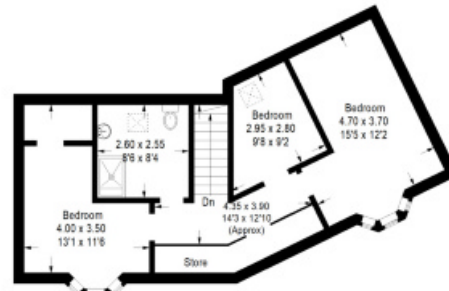


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansJsketch.com © 2022 (D885547)

Full members of:



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.