

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 51 Tweed Road, Galashiels

TD1 3DX

**Guide Price £95,000**



51 Tweed Road is a comfortably proportioned ground floor flat, located in a popular residential area with good transport links and local amenities nearby. The property is presented in good order throughout and would be ideal as a starter family home, rental investment or easily managed retirement property. Viewing highly recommended.



# 51 Tweed Road, Galashiels

TD1 3DX

**Guide Price £95,000**

Hall  
Lounge  
Breakfasting Kitchen  
Double Bedroom  
Single Bedroom  
Shower Room

Gas Central Heating  
Double Glazing

Garden to Rear  
Unrestricted On-Street Parking



### 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. 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

E

### Council Tax Band

B

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Galashiels**  
Call 01896 758311

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
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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



### 51 Tweed Road, Galashiels

Approximate Gross Internal Area  
51.1 sq m / 550 sq ft

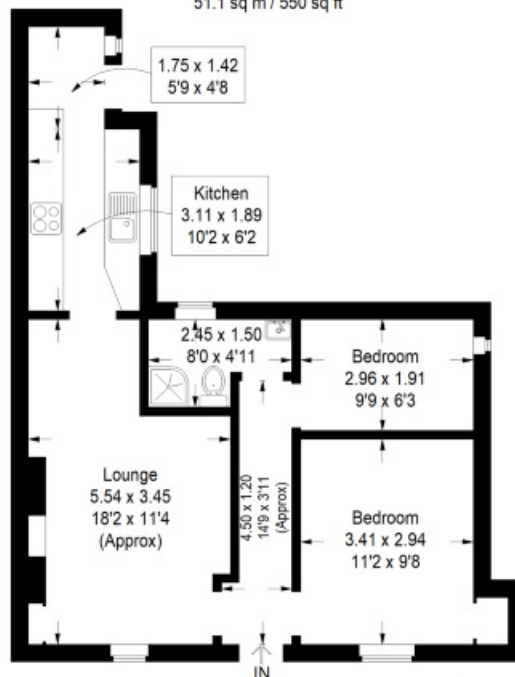


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Full members of:



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.