

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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130 Lintburn Street, Galashiels

TD1 1HR

Guide Price £45,000



This comfortably proportioned one bedroom first floor flat is located in a popular residential area of Galashiels, with good local amenities close by and is the ideal choice for those seeking an affordable starter home or potential rental investment. Although the property requires some upgrading, it offers an excellent opportunity to put your own stamp on your new home. The accommodation comprises: Hall, Lounge with Wood Burner, Modern Kitchen, Double Bedroom with Shower Enclosure and Separate WC, Private Garden & Shared Outhouse. Viewing recommended.



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Hall
Lounge
Kitchen
Double Bedroom with Shower
Toilet

Gas Central Heating
Wood Burner in Lounge
Double Glazing

Garden to Rear
Shared Outhouse

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, gas and electricity. Gas central heating, double glazing.

EPC

D

Council Tax Band

A



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Full members of:

