

**Galashiels**  
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## 77C Channel Street, Galashiels

TD1 1BN

**Offers Over £45,000**



77C Channel Street is a bright first floor apartment, located centrally within Galashiels with excellent amenities on the doorstep, including the railway station. Freshly decorated throughout, the property would be ideal as a first time buy, easily managed holiday home or the perfect rental investment as it has been successfully let for a number of years. Early viewing essential.



# 77C Channel Street, Galashiels

TD1 1BN

Offers Over £45,000

Communal Entrance  
Hall  
Lounge/Kitchen  
Double Bedroom  
Shower Room

Gas Central Heating  
Double Glazing  
Secure Entry System

## 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

C

## Council Tax Band

A

### 77C Channel Street, Galashiels

Approximate Gross Internal Area = 35.5 sq m / 382 sq ft

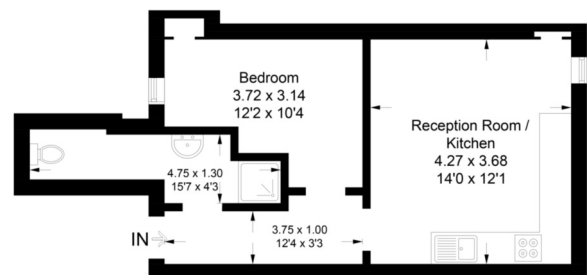


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (D963427)

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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.

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