

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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164 Lintburn Street, Galashiels, TD1 1HR

Guide Price £65,000



164 Lintburn Street is a centrally located first floor flat, enjoying a convenient position close by to local amenities and just a short distance from the town centre. This easily managed property, which has been successfully let in the past, would make an ideal investment opportunity but would be equally suitable to those searching for an affordable starter property. It is presented onto the market in good order, providing a comfortably proportioned layout, and has an area of garden to the rear with plenty of parking available on street.



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Accommodation
Entrance Hall
Lounge
Kitchen
Double Bedroom
Shower Room

Double Glazing
Gas Central Heating

Private Garden

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 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

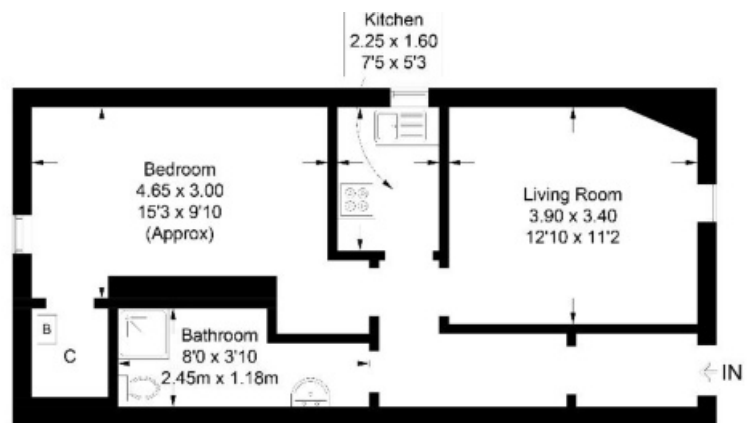
Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

C

Council Tax

A



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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.

Full members of:

