

**Galashiels**

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## 3 The Pirns, King Street, Galashiels, TD1 1PX

**Guide Price £55,000**



3 The Pirns is a well appointed ground floor flat which is located within a convenient area of Galashiels, close by to local amenities and within comfortable reach of the town centre. The property boasts its own main door access by means of a door to the rear and provides a comfortably proportioned layout with the spacious open plan lounge/kitchen being of particular note. It is presented in good order and would be perfectly suited as an investment opportunity or easily managed and affordable starter property. The grounds are shared/communal and there is a parking area.





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Accommodation:  
Open Plan Lounge/Kitchen  
Double Bedroom  
Bathroom

Electric Heating  
Double Glazing

## 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 and electricity. Double Glazing. Electric Heating.

## EPC

D

## Council Tax

A



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