

**Galashiels**

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## 40 Meigle Street, Galashiels, TD1 1LL

**Guide Price £65,000**



40 Meigle Street is a well appointed ground floor flat which is located within a sought after area of Galashiels, close by to local amenities and within comfortable reach of the town centre. The property boasts both front and rear door access, and provides a comfortably proportioned layout; perfectly suited to those searching for an easily maintained starter property which is ready to move into. It is presented in very good order ensuring it is ready to move into and also has the advantage of its own private enclosed garden to the rear, in addition to a smaller area at the front which is perfect for seating. Ample parking is available on street.



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Accommodation:

Entrance Hall

Lounge

Kitchen

Double Bedroom with door to the rear

Shower Room

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

F

## Council Tax

A



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