

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



92 Lintburn Street, Galashiels, TD1 1HR

Guide Price £115,000



92 Lintburn Street is a comfortably proportioned first and upper floor flat, located within a popular area of Galashiels which has amenities to hand and is just a short walk to the town centre. The accommodation is spacious and flexible, with the option to have three or four bedrooms, and would perfectly suit those searching for an affordable starter property. It is presented in good order, having recently been laid with new carpets throughout, and is neutrally finished to tie in with most tastes. Outside, there is a private area of garden to the rear whilst ample parking is available on street.



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First Floor
Entrance Hall
Lounge
Kitchen
Dining Room/Bedroom 4

Second Floor:
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private area of garden to the rear



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 & 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

Viewings

By appointment with the Selling Agent

Council Tax Band

B

Entry

By mutual agreement



**Interested in this property?
Call 01896 758311**

27 Market Street,
Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 68.3 sq m / 735 sq ft

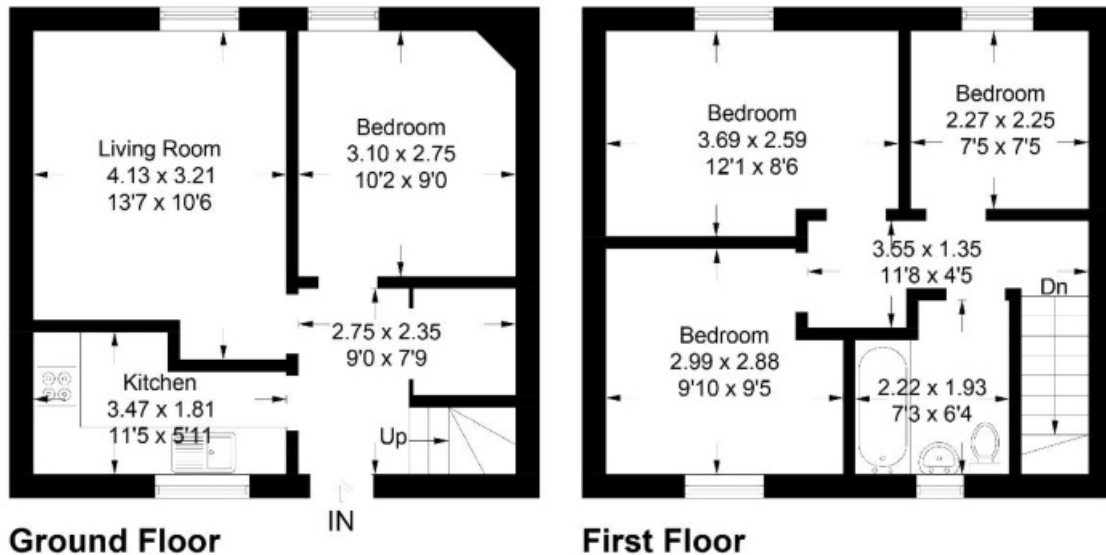


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID996041)

Full members of:



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.