

**Galashiels**

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**244 Scott Street,  
Galashiels, TD1 1DT**

**Guide Price £65,000**



244 Scott Street is a well positioned first floor flat which is located within a popular area of Galashiels, just a short walk from the town centre and also within comfortable reach of the transport interchange. The property would make an ideal starter property or investment opportunity, having been successfully let out in the past by the present owner, is in good order, and offers easily managed accommodation on one level which is comfortably proportioned throughout. It also benefits from a recently installed new gas central heating boiler. Outside, there is a private area of garden to the rear, including a shed providing useful external storage, whilst plenty of parking is available on street.





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Accommodation:  
Entrance Hall  
Lounge  
Kitchen  
Double Bedroom  
Bathroom

Gas Central Heating with newly installed boiler  
Double Glazing

Private Garden  
Shed

#### 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. Gas Central Heating.

#### EPC

D

#### Council Tax

A



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Full members of:

