

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 3 East Mill, Bridge Street, Galashiels, TD1 1SU

**Guide Price £50,000**



3 East Mill is a comfortably proportioned first floor flat which is centrally located in the popular town of Galashiels, tucked away just off the main town centre and within easy reach of nearby amenities including the transport interchange, providing a quick and easy route to Edinburgh. The property would perfectly suit those who are searching for an affordable and easily managed starter property, or would also make a suitable rental investment having been successfully let out in the past. It shares an entrance and courtyard with seven other properties which are in the block. Plenty of parking is available on street.



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Accommodation:  
Entrance Hall  
Lounge  
Kitchen  
Double Bedroom  
Shower Room

Electric Heating  
Double Glazing

Shared Courtyard

## 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

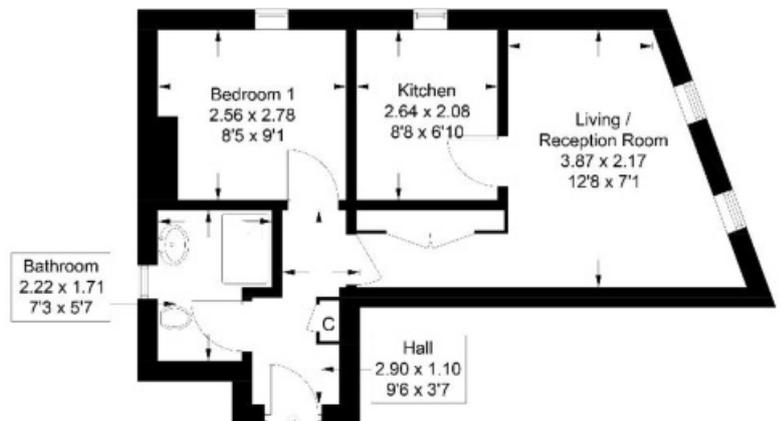
Mains drainage, water and electricity. Electric heating. Double Glazing.

## EPC

C

## Council Tax

A



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Full members of:

