

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



7 Union Street, Galashiels, TD1 1PG

Guide Price £90,000



7 Union Street is a well appointed first floor flat located within a convenient area of town, tucked away enjoying a relatively peaceful setting yet within comfortable walking distance of the town centre and most amenities, including the transport interchange. The property is accessed to the rear of the block and provides comfortably proportioned accommodation on one level; ideally suited to those searching for an easily kept and affordable starter property but also equally suitable as an investment opportunity. It further benefits from a large and easily maintained area of private garden which is currently split in two parts. There is also the advantage of private off road parking to the rear.



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Accommodation
Entrance Hallway
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Floored Attic Space

Gas Central Heating
Double Glazing

Large private garden currently split into two areas

Private off road parking 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

E

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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Fax: 01896 758112
Email: gala@cullenkilshaw.com

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
Melrose, Tel 01896 822 796
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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 = 49.9 sq m / 537 sq ft

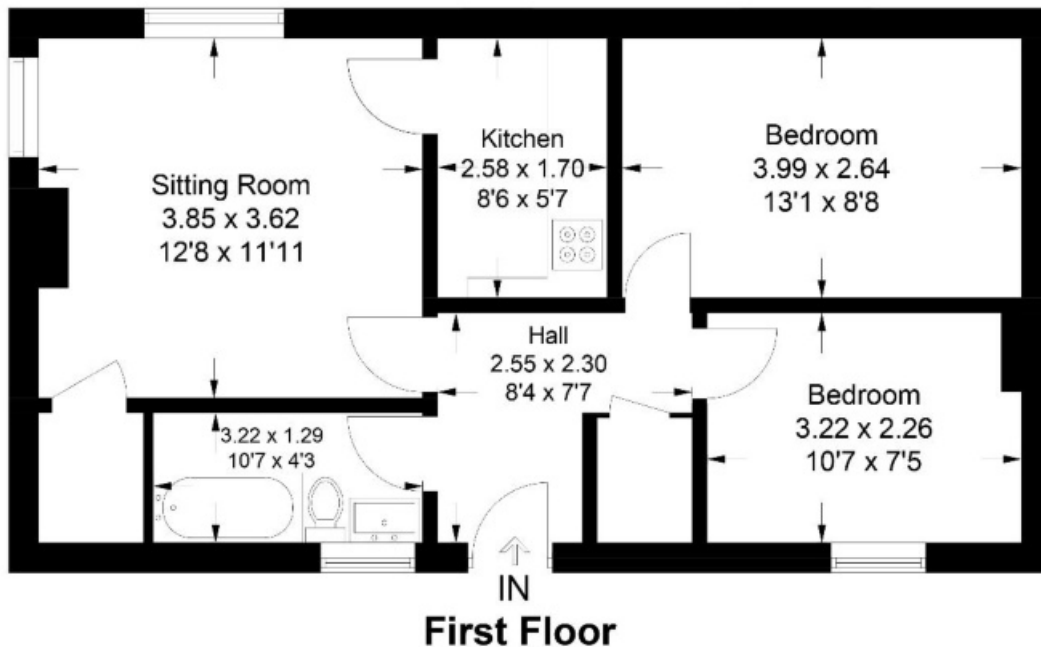


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1010667)

Full members of:



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