

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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45 Thistle Street, Galashiels, TD1 1LX

Guide Price £65,000



45 Thistle Street is a well appointed ground floor flat, located within a sought after area of Galashiels which is within comfortable reach of most amenities including the town centre. Ideally suited to those searching for an affordable starter property, this easily managed property would also serve well as an investment opportunity and has been successfully let out in the past. It would also be an ideal opportunity for those seeking a property with its accommodation arranged on one level. There is an area of garden to the rear whilst plenty of parking is available on street.



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Accommodation:
Entrance Hall
Lounge
Kitchen
Double Bedroom
Bathroom

Gas Central Heating
Double Glazing

Garden to 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 and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

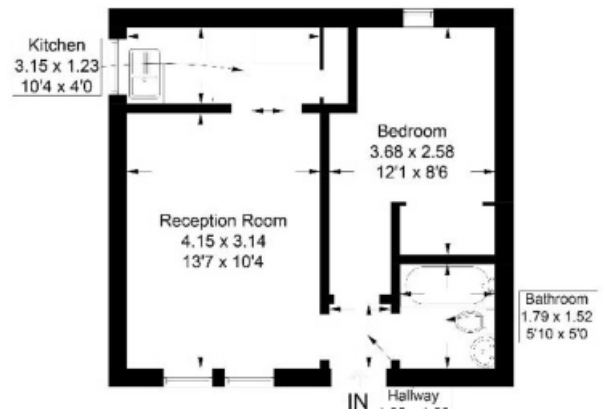
Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

D

Council Tax

A



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Full members of:

