

**Galashiels**

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SOLICITORS & ESTATE AGENTS

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## 8a Island Street, Galashiels, TD1 1NU

**Guide Price £60,000**



8a Island Street is a centrally located ground floor flat, occupying a convenient spot within comfortable walking distance of most amenities, including the nearby transport interchange providing quick and easy access to routes outwith the town. This easily managed property is presented onto the market in very good order; perfect for those searching for either an affordable starter property or potential investment opportunity, and benefits from modern kitchen and shower room fittings alongside neutral decor ensuring it is truly ready to move into. There is also the additional benefit of a private courtyard style garden area to the rear which is accessed via a door from the kitchen.



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Accommodation:  
Entrance Hall  
Lounge  
Kitchen  
Double Bedroom  
Shower Room

Electric Heating  
Double Glazing

Enclosed courtyard 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 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. Electric Heating.

## EPC

E

## Council Tax

A



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