

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10 Island Street, Galashiels, TD1 1NU

Guide Price £60,000



This centrally located first floor flat would be ideally suited to someone with a keen eye for a project, perfectly placed just a short walk from most amenities including the nearby transport interchange. Accessed via a door to the side with internal stairs leading up to the property, it is a comfortably proportioned flat benefiting from good natural light and, although upgrading and modernisation is required, it offers superb potential to create an attractive starter property or investment opportunity.



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Accommodation:
Internal Stair & Entrance Hall
Lounge
Kitchen
Two bedrooms
Bathroom

Gas Central Heating
Double Glazing

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Double Glazing

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

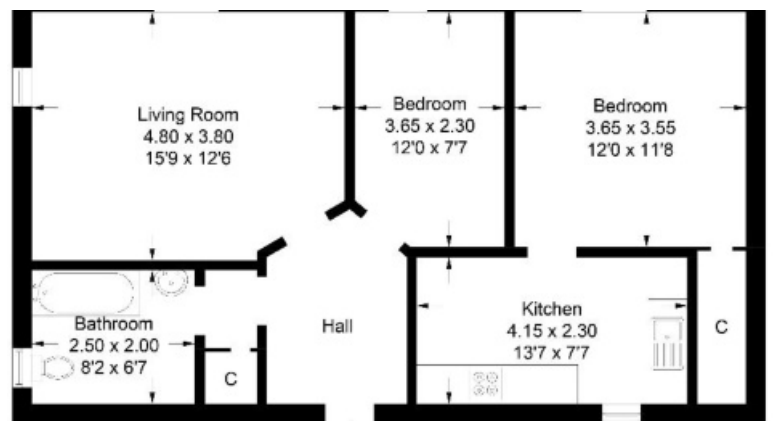
Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

D

Council Tax

A



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Full members of:

