

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 244 Scott Street, Galashiels, TD1 1DT

**Guide Price £65,000**



244 Scott Street is a well proportioned first floor flat which is located within a popular area of Galashiels, just a short walk from the town centre and also within comfortable reach of the transport interchange. The property would make an ideal starter property or investment opportunity, having been successfully let out in the past, is in good order, and offers easily managed accommodation on one level which is comfortably proportioned throughout. Outside, there is a private area of garden to the rear, including a shed providing useful external storage, 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

Private garden  
Shed

#### 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. The white goods are also to be included.

#### Services

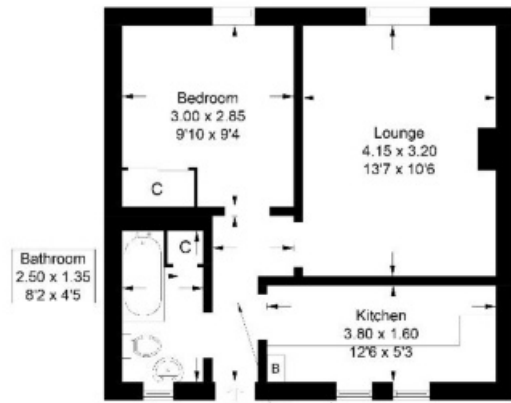
Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

#### EPC

D

#### Council Tax

A



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

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