

**Galashiels**

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## 147 Halliburton Place, Galashiels, TD1 2JH

**Guide Price £65,000**



147 Halliburton Place is a well presented first floor flat, situated within a popular area towards the outskirts of Galashiels benefiting from open outlooks to both the front and rear. Ideally suited to those searching for a starter property, the flat is truly ready to move into, boasting a spacious lounge/kitchen fitted out with a modern range of units. The decor is neutral to tie in with most tastes whilst there is ample natural light creating a lovely bright feel. There is a shared area of garden to the rear, which includes an outhouse, whilst plenty of parking is available on street.



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Accommodation:  
Hall  
Lounge/Kitchen  
Double Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Shared/communal garden  
Outhouse

## 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 served by a combi boiler. Up to date heat/smoke detectors and electrics via a modern consumer unit.

## EPC

D

## Council Tax

A

## 147 Haliburton Place Galashiels

Approximate Gross Internal Floor Area: 33.3 m<sup>2</sup> ... 358 ft<sup>2</sup>



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