

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**Flat F, Roxburgh  
House Court,  
Roxburgh Street,  
Galashiels, TD1 1NY**  
Guide Price £100,000



A particularly attractive top floor flat which is located within a secure block of housing shared with five other properties, controlled by an entry phone system and benefiting from extremely well kept communal areas. It is just a short walk from the town centre, ensuring most amenities are to hand, and is also within comfortable reach of the nearby transport interchange. The property itself is presented in very good order throughout, with the spacious lounge being of particular note, and would be perfectly suited to those searching for an affordable starter home or would make a suitable rental investment and has a successful track record of such. There is also the added benefit of an allocated parking space.





# Flat F, Roxburgh House Court, Roxburgh Street, Galashiels, TD1 1NY

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Accommodation  
Entrance Hall  
Spacious Lounge  
Kitchen  
Two Bedrooms  
Bathroom

Electric Heating  
Double Glazing

Allocated parking space





### 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 & 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

### Viewings

By appointment with the Selling Agent

### Council Tax Band

B

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

27 Market Street,  
Galashiels, TD1 3AF  
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Fax: 01896 758112  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 79.0 sq m / 850 sq ft

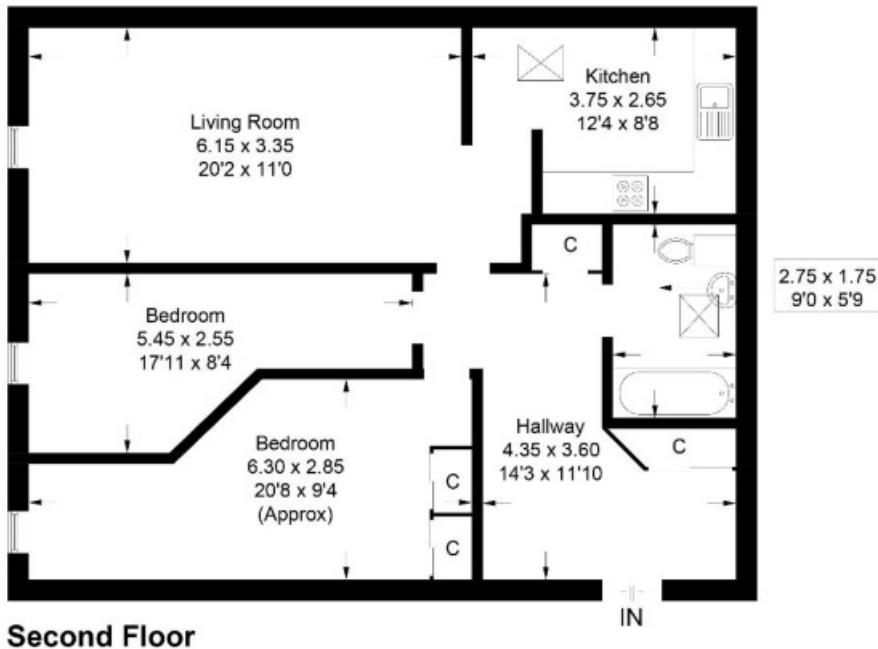


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065990)

Full members of:



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.