

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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39 Lintburn Street, Galashiels

TD1 1HP

Guide Price £95,000



Formerly two separate properties, 39 Lintburn Street is a well proportioned ground floor flat which is located in a sought after area of Galashiels, close to local amenities and within comfortable reach of the town centre. Benefiting from both front and rear door access, the property would be ideally suited to those searching for an easily managed home on one level and, although an element of modernisation is required, it does offer excellent potential with scope to alter the layout as desired. There is a good sized area of private garden to the rear, including two outhouses, whilst plenty of parking is available on street.



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Accommodation:
Entrance Hall
Lounge
Kitchen
Three Bedrooms
Bathroom

Coal Fired Central Heating
Single Glazing

Private area of 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 & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water and electricity. Single glazing, coal fired central heating.

EPC

E

Viewings

By appointment with the Selling Agent

Council Tax Band

B

Entry

By mutual agreement

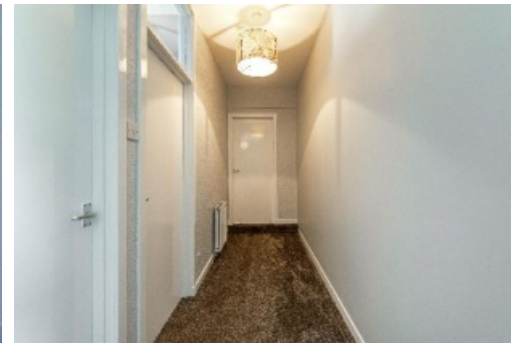


Interested in this property?
Call 01896 758311

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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
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Hawick, Tel 01450 3723 36
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



39 Lintburn Street, Galashiels

Approximate Gross Internal Area = 70.4 sq m / 758 sq ft

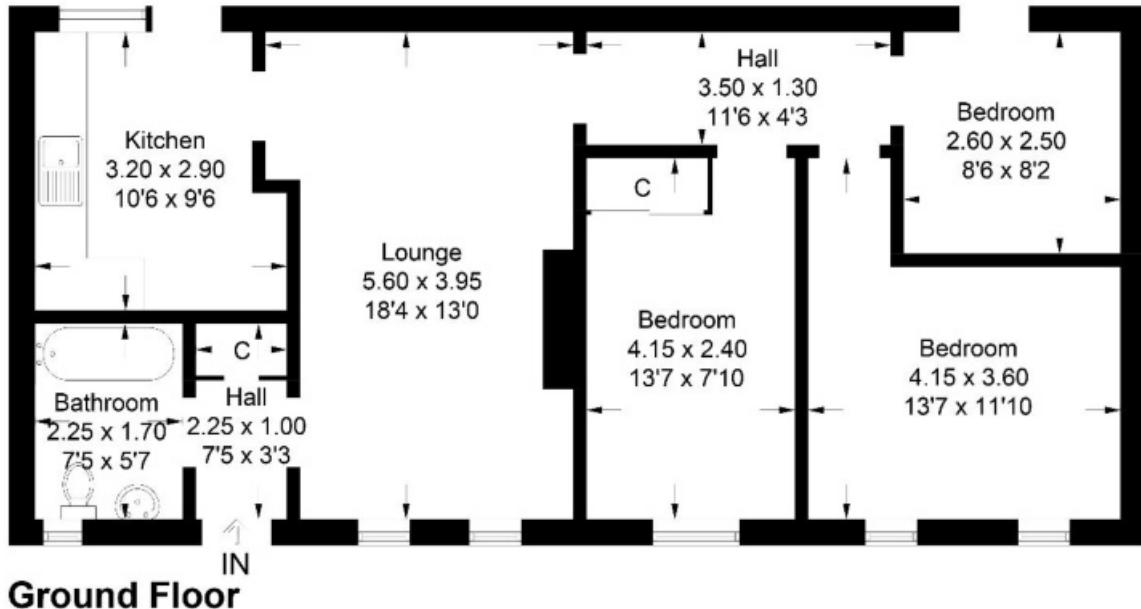


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1098535)

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.