





**\*Lovely 2 Bedroom Top Floor Flat!\***

Niall McCabe & RE/MAX Property are delighted to welcome to the market a spacious and seldom available 2-bedroom top floor flat located centrally in Galashiels. This home enjoys spacious interiors, a flexible layout and commands amazing views over the surrounding town and countryside.

Galashiels has a range of local facilities, including primary schooling, range of shops, supermarkets and a pub. There are good public transport services, with bus stops nearby and, for the regular commuter, the railway stations in Galashiels and Tweedbank are both also readily accessible to surrounding towns & cities.

Freehold

Council tax band A

Factor Fees – None

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

### Entrance Hallway

22' 10" x 3' 5" (6.96m x 1.05m)

Large hallway complete with carpeted flooring, access to storage cupboards and entire living & sleeping accommodation.

### Lounge

15' 5" x 12' 4" (4.71m x 3.76m)

Generously sized lounge/diner which overlooks the rear aspect and common areas – a lovely spot drenched in natural light. The room enjoys ample floorspace for various furniture formations, power points and chic central lighting.

### Kitchen

11' 11" x 9' 3" (3.62m x 2.81m)

Well-equipped kitchen which hosts a range of base & wall mounted cabinets, fitted appliances, modern flooring and a large walk-in pantry cupboard.

### Bedroom 1

12' 4" x 11' 7" (3.76m x 3.54m)

The principal bedroom is of great proportions and is a very sizeable double. It enjoys a neutral finish, carpeted flooring & a large window.

### Bedroom 2

13' 0" x 8' 4" (3.96m x 2.53m)

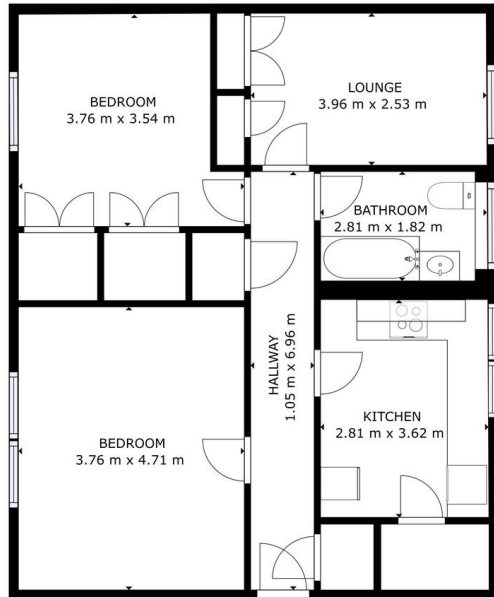
Bedroom 2 is a pretty double and could be used flexibly depending on the individual purchaser. There are fitted power points, space for wardrobes and an abundance of natural light.

### Family Bathroom

9' 3" x 6' 0" (2.81m x 1.82m)

Completing the internal accommodation is a fully fitted 3-piece family bathroom which comprises of a wash hand basin, W.C & bathtub – the room also has lovely tiled floors & walls – and a glazed window.





GROSS INTERNAL AREA  
FLOOR 1: 75.05 m<sup>2</sup>  
TOTAL: 75.05 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





**RE/MAX Property**

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