

Galashiels

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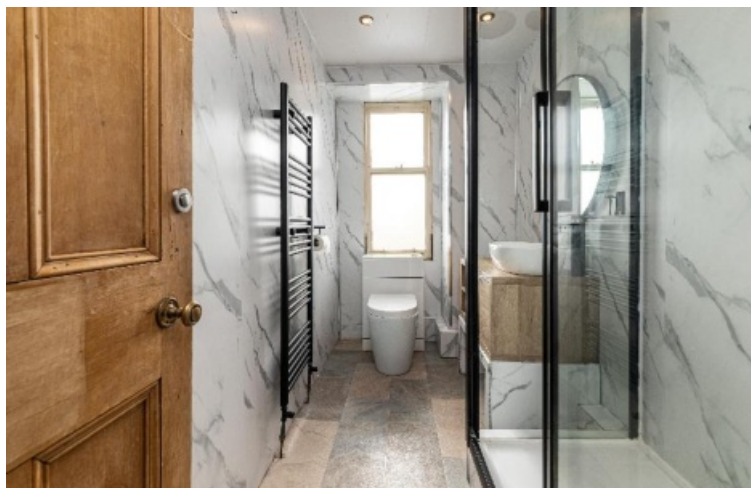


16/1 Channel Street, Galashiels, TD1 1BA

Guide Price £85,000



16/1 Channel Street is a particularly well located first floor flat, situated in the centre of Galashiels ensuring most amenities and facilities are just a short distance on foot, including the nearby transport interchange. This apartment is generous in size boasting an open lounge/dining area/kitchen which runs right across the width of the building; the perfect entertaining and social space, whilst there are two good sized bedrooms and a bathroom. It is in good order throughout and benefits from many original period features; perfectly suited to those searching for an affordable starter property or would be equally attractive as an investment opportunity. Accessed at ground level via a secure entry system.



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Accommodation:
Entrance Hall
Open Lounge/Dining Area/Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Partial Double Glazing

Central Location

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 light fittings, and the kitchen and bathroom fittings with the exception of the bathroom mirror.

Services

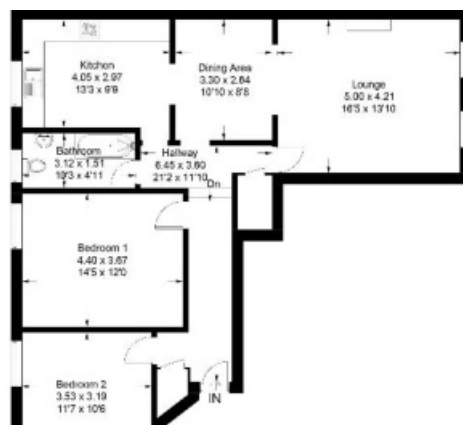
Mains drainage, water, electricity and gas. Partial Double Glazing. Gas Central Heating.

EPC

D

Council Tax

A



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