

**Galashiels**

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## 35 Halliburton Place, Galashiels

TD1 2JE

**Guide Price £45,000**



Located within a popular residential area with lovely open views over the town, 35 Halliburton Place is the ideal affordable first time buy or potential rental investment. The property requires upgrading and modernisation throughout but is perfect for someone who wishes to make it their own and add value. The accommodation comprises: Hall, Lounge, Box Room, Kitchen, Shower Room, large attic room with potential for conversion. Externally there is an area of garden to the rear and unrestricted on-street parking. Viewing recommended.



# 35 Halliburton Place, Galashiels

TD1 2JE

Guide Price £45,000

Hall  
Lounge  
Box Room  
Kitchen  
Shower Room  
Large Attic Room

Electric Heating  
Single and Double Glazing

Garden to Rear  
On-Street Parking



## Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

## Fixtures & Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings, light fittings and bathroom fittings.

## Services

Mains drainage, water, electricity and gas. Electric heating, double and single glazing.

## EPC

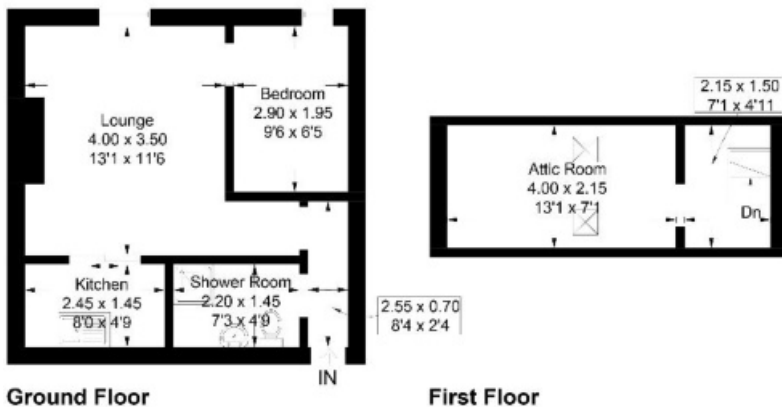
E

## Council Tax Band

A

## Viewing

By appointment with the Selling Agent



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Langholm, Tel 013873 80482

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.

Full members of:

