

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



102 Kenilworth Avenue, Galashiels

TD1 2DB

Guide Price £85,000



102 Kenilworth Avenue is a well-proportioned mid-terraced property, located within an established and popular residential area, set towards the outskirts of Galashiels with good public transport links into the town centre and railway station. The property would now benefit from a degree of updating but offers lots of potential to form an ideal home in a great location. Early viewing recommended.



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Front Porch
Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Electric Heating
Double Glazing

Garden to Front & 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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and Fittings

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

Services

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

EPC

E

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
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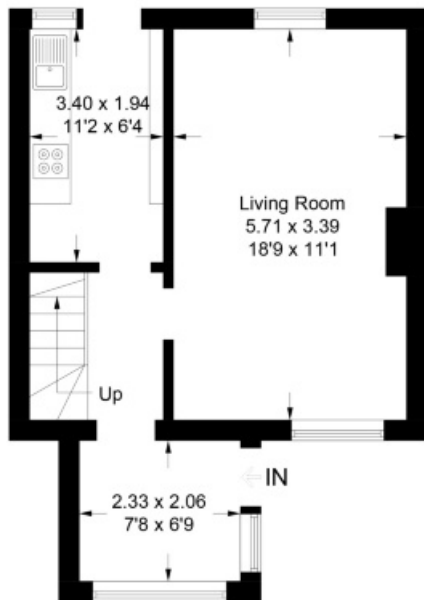
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Galashiels, Tel 01896 758 311
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Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



102 Kenilworth Avenue, Galashiels

Approximate Gross Internal Area = 68.2 sq m / 734 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID709610)

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.