



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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5 Wilder Place, Galashiels, TD1 1PL **Guide price £85,000**

5 Wilder Place provides a great First Time Buy or Rental Investment Opportunity located in a well-established mixed residential and commercial area close to Galashiels town centre. The property provides well-proportioned accommodation over two levels with two double bedrooms and a large Lounge/Dining Room.

- HALLWAY - WC - LOUNGE/DINING ROOM - KITCHEN - 2 DOUBLE BEDROOMS - BATHROOM -

The property has recently been lightly refurbished in recent times and has the benefit of UPVC double glazing, GCH, modern Kitchen and Bathroom fittings and modern electrics.

The communal garden benefits from a very pleasant outlook over the Gala Water and salmon ladder.

All carpets, fittings and built-in appliances are to be included within the sale.

- Ideal Buy To Let or First Time Buy
- Monthly Rental IRO £550 PCM
- Recently Refurbished
- Gas Central Heating
- Downstairs WC
- Close to amenities
- EPC Rating D

Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.



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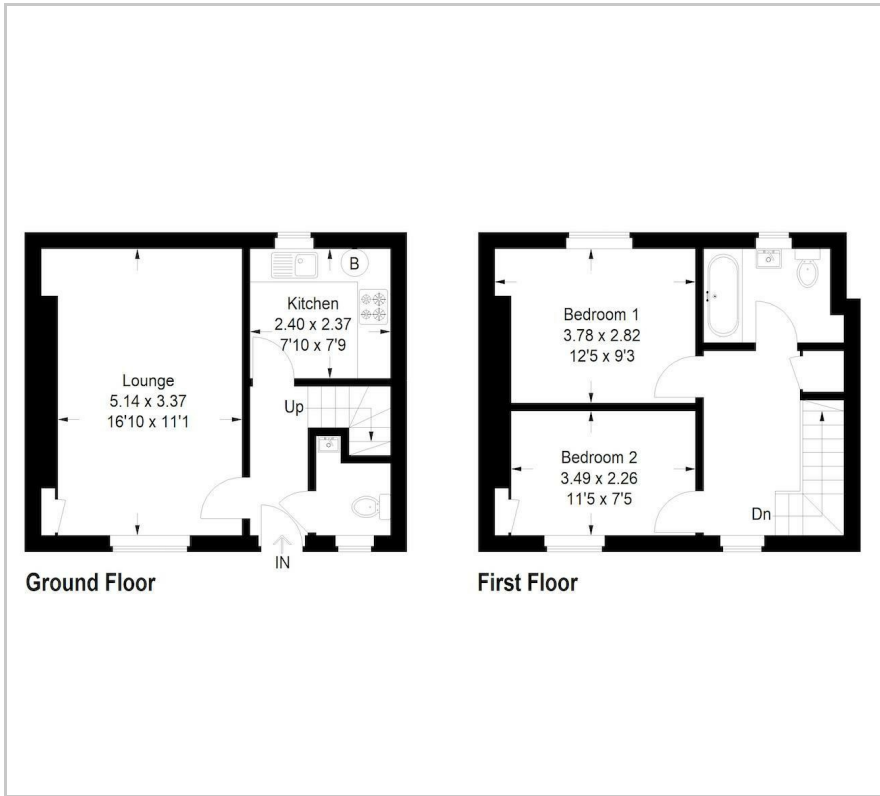


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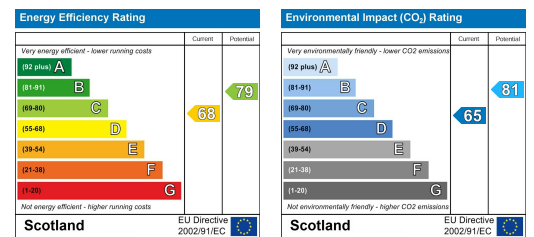
Floor Plan



Area Map



Energy Efficiency Graph



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