



14 VICTORIA STREET

Galashiels, Scottish Borders, TD1 1HL



1

Public Room



2

Bedrooms



1

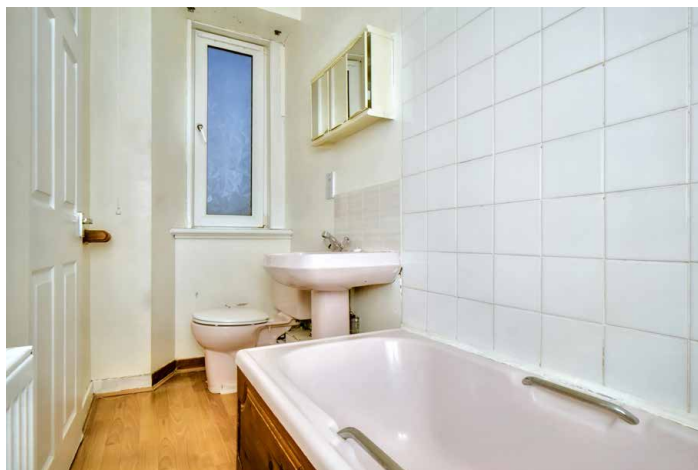
Bathroom

14 VICTORIA STREET

Arranged over the first and second floors of a traditional building in Galashiels, this main-door double-upper flat offers two bedrooms, a spacious reception room, a kitchen, and a bathroom. The property is ideally proportioned for first-time buyers, professionals, couples, and rental investors alike. Although the property would now benefit from some modernisation, it offers an exciting opportunity and a blank canvas for the new owner to put their own stamp on. Externally, the flat is accompanied by a good-sized private garden and benefits from access to unrestricted on-street parking.

The property is positioned close to the excellent amenities that Galashiels has to offer, such as shops, including a selection of major supermarkets, well-known high street retailers, and independent stores, education facilities from nursery to secondary levels, as well as a Borders College campus, transport links (including a train station and major roads), and open spaces, including parkland and a golf club.





D

EPC
RATING

B

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

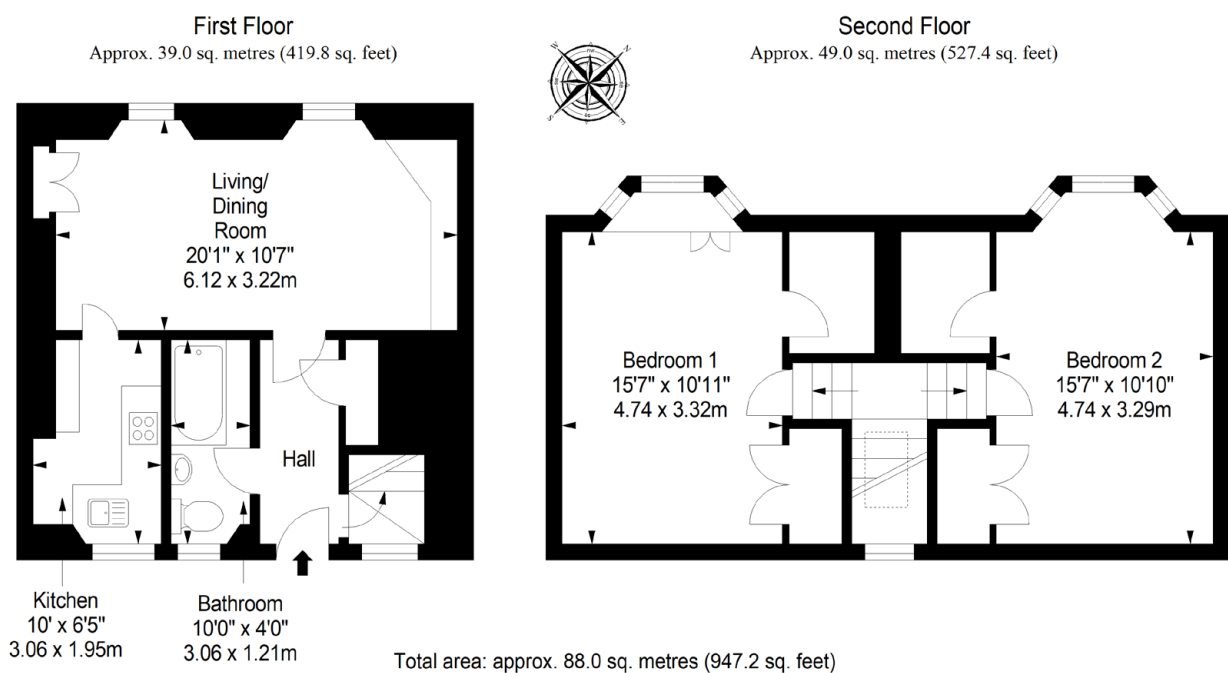
Features

- Main-door double-upper flat in Galashiels
- Opportunity for modernisation and cosmetic upgrades
- Private main entrance and hall with storage
- Spacious living/dining room with twin windows
- Bright southeast-facing kitchen
- Two double bedrooms with built-in wardrobes
- Three-piece bathroom with shower-over-bath
- Spacious, private rear garden
- Unrestricted on-street parking

Extras: Kitchen appliances comprising a cooker and a washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

GALASHIELS, SCOTTISH BORDERS

Nestled in the heart of the Scottish Borders amongst rolling countryside, the picturesque town of Galashiels is an idyllic haven for those seeking a rural lifestyle within a well-established residential area. The town offers excellent local amenities and is served by numerous supermarkets, independent stores, banks, and chemists. It also has a wide selection of restaurants, cafes, eateries, upscale bars, and traditional pubs. For leisure and entertainment, there is a cinema, museum, art gallery, and of course, the great outdoors. Perfect for gentle strolls and hill walks, the sublime natural landscape surrounding Galashiels is ripe for exploration. There is a good selection of parks for easy strolling and Ladhope Recreation Ground for a brisk hill walk that offers a breath-taking view over the town. Cyclists are also spoilt for choice with the nearby 4 Abbeys countryside cycle route (visiting four famous abbeys) and the National Cycle Network Route 1 travelling west to Innerleithen and Peebles, for world class mountain biking, or east to Melrose. For sports, the area is home to a cricket club and a rugby club, in addition to two wonderful golf courses at Ladhope and Torwoodlee. Galashiels is the ideal setting for horse riding too, with the annual Braw Lads Gathering creating a spectacular day out. With Galashiels train station and the A7 roadway, the area also provides a straightforward commute into Edinburgh – a journey which takes approximately one hour whether by car or rail. Schooling is available in Galashiels at both primary and secondary levels.



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