



BANNERMANBURKE

PROPERTIES LIMITED



58 Kirk Brae, Galashiels, TD1 1NH

Fixed Asking Price £48,000

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- OPEN PLAN SITTING ROOM/KITCHEN
- SHOWER ROOM
- D/G
- EPC RATING F
- BEDROOM
- ELECTRIC HEATING
- SHARED DRYING AREA

Viewing is recommended of this second floor flat in a popular residential area of town. Presented for sale in good order with bright open plan sitting room and kitchen. Benefits from double glazing and electric heating. Has been successfully rented out for many years so is an ideal buy to let investment, first time buy or lock up and leave property. A shared garden to the rear offers clothes drying facilities.

The Property

The property is located on the second floor and entered straight into the bright open plan sitting room and kitchen. Decorated in neutral tones with a mix carpet and vinyl flooring. The kitchen has high gloss floor and wall units with black work surfaces and splashbacks. Electric cooker. Space and plumbing for washing machine. Space for fridge freezer. Single bowl stainless steel sink and drainer with mixer tap. In the living room area is a ceiling light, ornamental fireplace, recessed shelved display area and double glazed window. Telephone point and wall mounted electric panel heater.

Sales and Other Information

Room Sizes

Open Plan Sitting Room/Kitchen 4.65 x 5.45

Double Bedroom 3.75 x 3.20

Shower Room 2.15 x 1.60

Externally

The property benefits from a shared drying green with clothes drying facilities.

Directions

From Scott Street traveling East, continue along to the end of the street and Kirk Brae is located opposite this junction.

Fixtures and Fittings

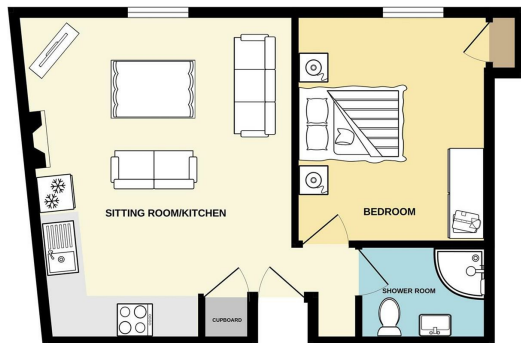
All floor covering and light fittings included in the sale.

Services

Mains drainage, water, gas and electricity.

Important:

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