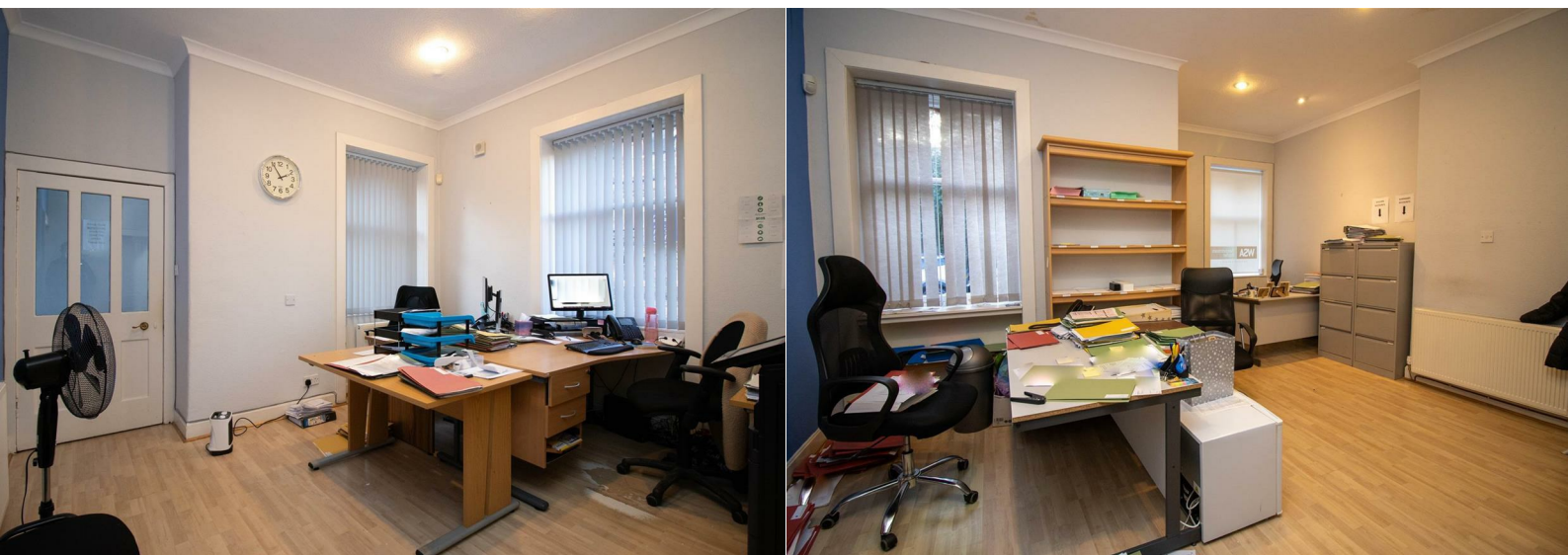




**The Lodge, 53 Market Street, Galashiels, TD1 3AF
Offers Over £60,000**



- BEAUTIFUL RED SANDSTONE BUILDING
- KITCHEN
- GAS CENTRAL HEATING (COMBI BOILER)
- TOWN CENTRE LOCATION
- THREE SEPERATE OFFICE SPACES
- WC
- OFF STREET PARKING

Viewing is a must to fully appreciate this unique and quirky former Gate Lodge, located in the heart of Galashiels town. Constructed of beautiful red sandstone, this building is currently used as a commercial property (Legal Office) but with relevant permissions, could be converted to a residential property with great potential to be an Air BNB or holiday let. Ideally located for all local amenities and a stones throw away from the railway and bus station, with direct links to Edinburgh. View early to avoid disappointment.

The Property

The property entered via a small vestibule, which leads into a reception area at the front of the building with dual aspect windows allowing plenty of natural light to the room. Office 1 is accessed directly from the reception area and an internal hallway leads to the larger rear office space, kitchen and WC facilities. Office 2 to the side of the building offers plenty of meeting space or further offices if required. The kitchen is equipped with laminate worktops, stainless steel sink with further space for white goods and kitchen equipment. A small utility room leads into the WC with toilet and wash hand basin.

Room Sizes (Metres)

Entrance Vestibule - 1.00 x 1.30

Reception - 3.70 x 3.70

Office 1 - 3.10 x 2.30

Office 2 - 6.10 x 5.10

Hallway - 2.00 x 0.80

Kitchen - 2.60 x 2.60

Utility - 1.70 x 1.00

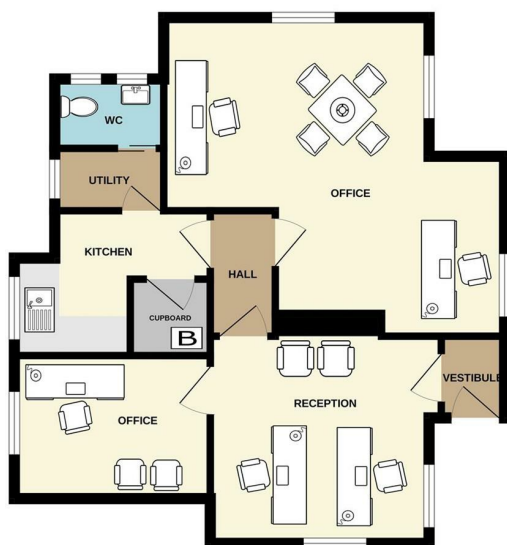
WC - 1.70 x 1.10

Directions

When heading North on the A7 through Galashiels, turn left onto Stirling Street directly after the Train station. Follow the road around and you will pass a large church on the left and then cross over the river. The property sits on the left hand side directly after the bridge.

Services

Mains gas, electricity and water.



Important:

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