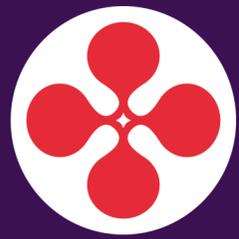


48a Market Street

Galashiels, Selkirkshire, TD1 3AN

A One Bedroom Flat in the Centre of Galashiels
For Sale • Fixed Price £60,000

Edwin
Thompson





BRIEF RESUME

- Mid Level Flat
- Shared Courtyard
- One Bedroom
- Town Centre Location
- Close to Local Amenities

LOCATION

Galashiels, nestled in the heart of the Scottish Borders, is a bustling town known for its rich textile heritage and scenic beauty. Surrounded by rolling hills and lush countryside, it offers a blend of historical charm and modern amenities. The town boasts a vibrant community, with local shops, cafes, and cultural events that reflect its dynamic spirit. Galashiels is also home to the Borders Railway, providing easy access to Edinburgh and enhancing its appeal as a commuter town. With its welcoming atmosphere and picturesque setting, Galashiels is a delightful place to live, work, and visit.

Market Street is ideally situated in Galashiels town centre with all local shops and amenities right on the doorstep. Residents can enjoy a variety of local and national shops, cafes, and restaurants, all within walking distance. For those who appreciate outdoor activities, the nearby Gala Water and surrounding countryside offer scenic walking and cycling paths. Excellent transport links, including nearby train and bus services, ensure that commuting to Edinburgh and other neighboring towns is both quick and convenient. The flat will appeal to first time buyers and investors.

DESCRIPTION

48a Market Street is a second floor one bedroom flat in the town centre. The flat will be ideally suited to a first time buyer or investor looking to expand a lettings portfolio.

The open plan living room and kitchen is generously proportioned and overlooks Market Street. The bedroom is situated to the rear of the building and overlooks the rear

courtyard. There is a shower room off the entrance hallway with three piece suite. The property has double glazing.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance hall, stairs to second floor.

Second Floor: Entrance hall, open plan kitchen/ living room, bedroom, shower room.

Externally: Shared access courtyard.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
48a Market Street, Galashiels	32	344

E & o e please note that these measurements have been taken from the EPC register.





SERVICES

Mains electricity, water and drainage are understood to be connected. The main heating system is electric with instantaneous hot water.

COUNCIL TAX

Council Tax Band A.

EPC

EPC rating: E

TENURE

Freehold

VIEWING

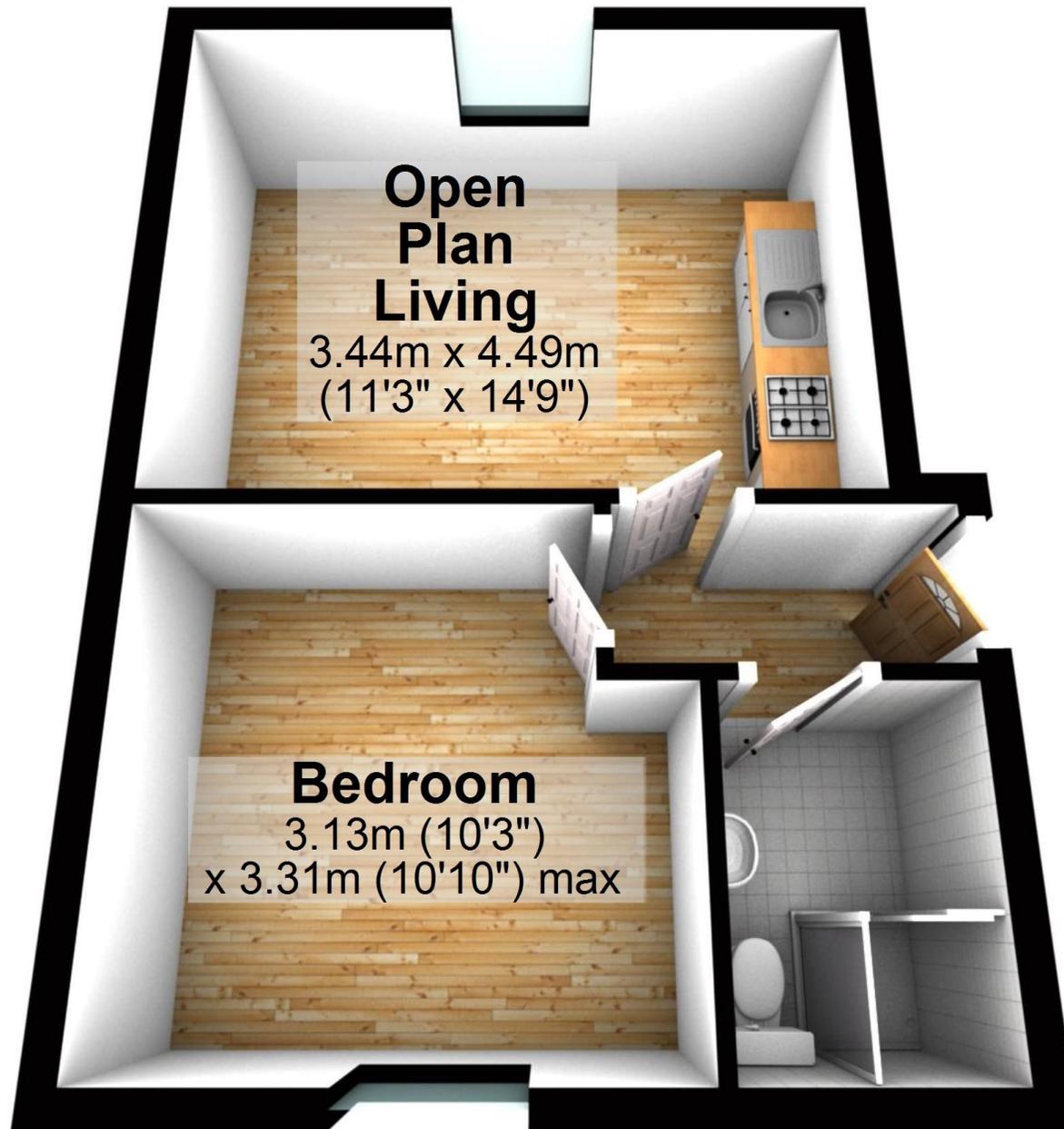
By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

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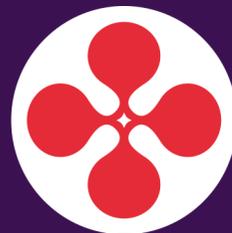




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