

**Galashiels**  
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## 17 Livingstone Place, Galashiels

TD1 1ED

**Guide Price £55,000**



17 Livingstone Place is an attractive first floor flat which is located within a very popular area of town, well placed just a short distance on foot from the town centre and most amenities. The easily managed accommodation is presented in good order, with the well lit lounge being of particular note, and it would be perfectly suited to those searching for an affordable starter property or buy to let investment. Early viewing of this property comes recommended.



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Accommodation:

Hall  
Lounge  
Kitchen  
Double Bedroom  
Bathroom  
Double Glazing  
Electric Storage Heating



#### Situation:

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

#### Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

#### Services:

Mains drainage, water and electricity. Double Glazing. Electric storage heating.

#### EPC:

D

#### Council Tax Band:

A

#### Entry:

By mutual agreement.

#### 17 Livingstone Place, Galashiels, TD1 1ED

Approximate Gross Internal Area  
35.8 sq m / 383 sq ft



First Floor

Illustration for identification purposes only.  
Measurements are approximate, not to scale.  
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