

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Roxburgh Place, Galashiels

TD1 1HE

Fixed Price £109,000



A deceptively spacious first and upper floor maisonette, located within a popular area, just a short walk from the town centre and railway station. The property is well-presented throughout and would be an ideal starter home or potential rental investment. The accommodation comprises: Hall, open plan lounge/kitchen, three bedrooms, box room and bathroom. Externally there is an easily maintained shared courtyard area to the rear and unrestricted on-street parking. Viewing recommended.



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Hall
Open Plan Lounge/Kitchen
Three Bedrooms
Box Room
Bathroom

Gas Central Heating
Double Glazing

Shared Courtyard Area
Unrestricted On-Street Parking



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and gas and electricity. Gas central heating, double glazing

EPC

D

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent

Entry

By mutual agreement.



**Interested in this property?
Call 01896 758311**

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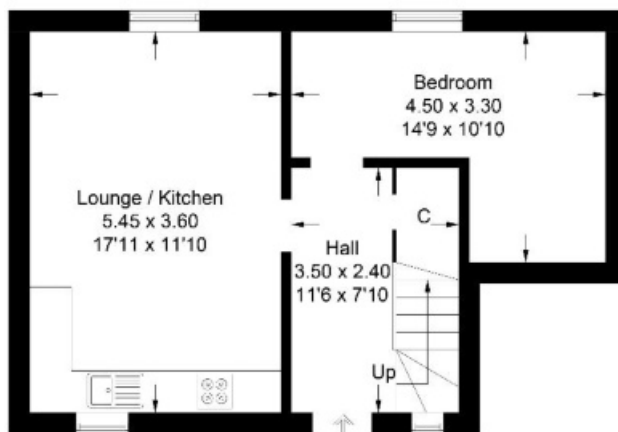
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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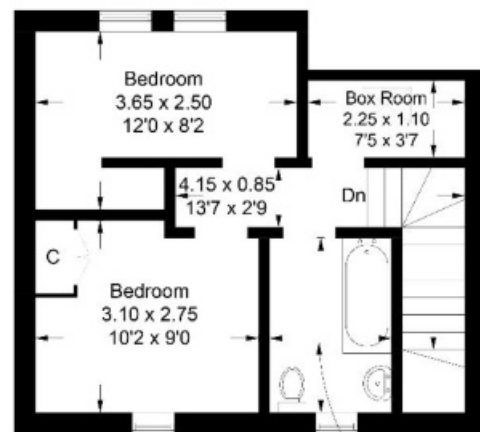


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Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansusket.com © (ID1098536)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.