

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 8 Bridge Street, Galashiels, TD1 1SU

**Offers Over £95,000**



8 Bridge Street is a surprisingly spacious first floor flat which is located in a central area of Galashiels, just off the town centre and within walking distance of most amenities. The property, which is accessed from the rear, opens out to provide a comfortably proportioned level of accommodation featuring a generous lounge, good sized kitchen, two double bedrooms and well appointed bathroom. It is presented in good order throughout; perfect for those searching for an affordable starter property which is more or less ready to move into. Outside, there is a communal area of garden to the rear whilst parking is available on street.



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Accommodation  
Entrance Hall  
Spacious Lounge  
Inner Hall  
Kitchen  
Bathroom  
Two Double Bedrooms

Gas Central Heating  
Double Glazing

Communal garden area



### Location

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. Voted the happiest place to live in Scotland in 2019, 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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures & Fittings

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

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

B

### Entry

By mutual agreement



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

27 Market Street,  
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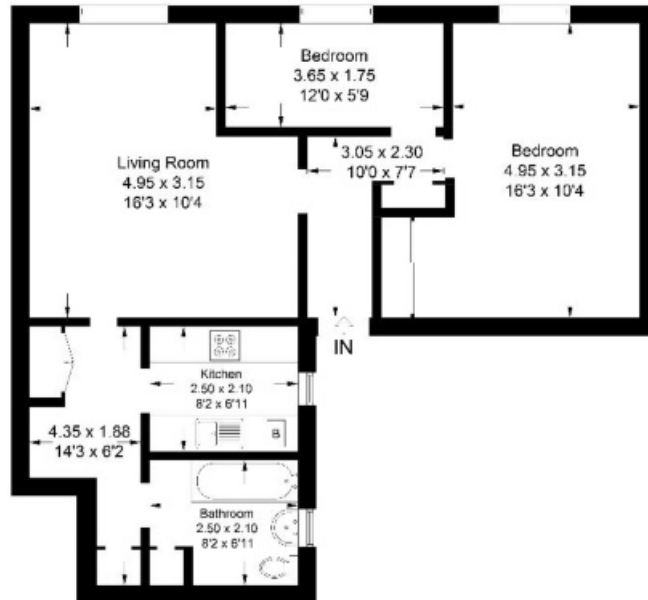
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**8 Bridge Street, Galashiels, TD1 1SU**

Approximate Gross Internal Area = 69.2 sq m / 745 sq ft



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1119081)

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