

**Galashiels**

Call 01896 758311

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SOLICITORS & ESTATE AGENTS

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## 14 Bridge Street, Galashiels, TD1 1SW

**Guide Price £110,000**



14 Bridge Street is ideally suited to those with a keen eye for a project that are seeking a development opportunity. Centrally located within comfortable reach of most amenities, this mid terraced property does boast a well proportioned layout but requires complete upgrading and modernisation throughout and is perfect for those with the vision to bring it up to standard and maximise its potential. The layout is arranged over two floors featuring a large lounge, dining kitchen and shower room at ground level, whilst upstairs there are two generous bedroom (one with a study/dressing room off) and a bathroom. Externally, there is an area of garden to the rear with parking available on street.





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Ground Floor:  
Hallway  
Lounge  
Dining Kitchen  
Shower Room

First Floor  
Two Double Bedrooms (one with dressing  
room off)  
Bathroom

Gas Central Heating  
Double Glazing

Area of garden ground to the rear

## 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 and Fittings

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

## Services

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

## EPC

E

## Council Tax

B



Ground Floor



First Floor

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