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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.









# 14 Bridge Street, Galashiels, TD1 **15W**

Guide Price £110,000

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

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**

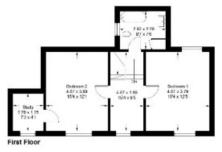
The sale shall include all light fittings, and the kitchen and bathroom fittings.

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

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Council Tax B





CULLEN KILSHAW SOLICITORS & ESTATE AGENTS

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