

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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113 Channel Street, Galashiels, TD1 1BN

Guide Price £110,000



Overlooking Market Square, 113 Channel Street is a well appointed town centre apartment which is on the doorstep for most amenities as well as being just a short walk to the nearby transport interchange. Accessed at ground level via a secure entrance, the property opens up to a spacious layout arranged over one level at first floor, benefiting from period features and an excellent degree of natural light. It has recently been refurbished throughout although some works are still required to be completed for it to be passed by building control, with the vendor keen to sell to someone able to finish the project.



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Accommodation:
Ground Level Entrance
Hallway
Lounge
Kitchen
Two Bedrooms
Shower Room

Gas Central Heating
Single Glazing



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.

NB

It should be noted that the property has not been passed for residential occupation by building control as works are still required to obtain a completion certificate. As such, there is no Home Report for this property.

Fixtures & Fittings

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

Services

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

EPC Rating

n/a

Council Tax Band

B

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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