

**Galashiels**

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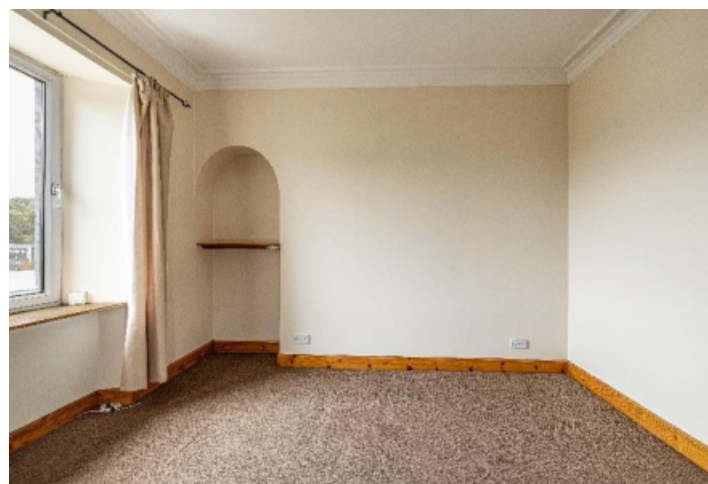
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## 95 High Buckholmside, Galashiels

TD1 2HP

**Guide Price £55,000**



Located within easy reach of Galashiels town centre, 95 High Buckholmside offers an excellent opportunity for buyers looking to put their own stamp on a property. This one bedroom ground floor flat provides a practical layout, comprising a lounge, kitchen, shower room and bedroom, along with shared access to an area of outside space to the rear. The property would ideally suit first-time buyers or investors.



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Hall  
Lounge  
Kitchen  
Shower Room  
Bedroom

Double Glazing  
Gas Central Heating

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 and Fittings

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

## Services

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

## EPC

C

## Council Tax Band

A

## 95 High Buckholmside, Galashiels

Approximate Gross Internal Area = 48.0 sq. m (14.0 sq. ft)



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