



This spacious second floor flat is located just off the town centre, enjoying a convenient setting with most amenities close to hand. The flat is in good order, boasting well proportioned rooms throughout, benefiting from excellent storage space with both bedrooms having built-in wardrobes. The spacious open plan lounge through to the kitchen is also of particular note; with a featuring seating area enjoying outlooks over the town. Access is via a secure entry phone system.

133 High Street, Galashiels
Guide Price £85,000

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

MEMBERS OF
BSPC & ESPC



LOCATION

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of town centre shops including the recently completed Gala Water Retail Park, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. With good road links both north and south and the new Waverley Rail Link to Edinburgh which opened in September 2015, Galashiels is very well placed for commuters.

SERVICES

Mains drainage, water, and electricity. Electric heating.

FIXTURES & FITTINGS

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

ENERGY PERFORMANCE CERTIFICATE RATING

C

COUNCIL TAX BAND

B

VIEWING

By appointment with the Selling Agents .

ENTRY

By mutual agreement.

SELLING AGENTS

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PRICE

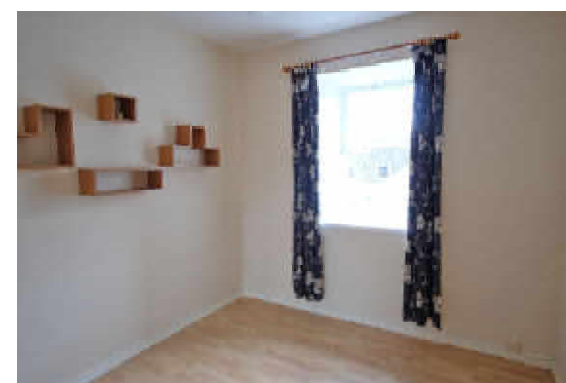
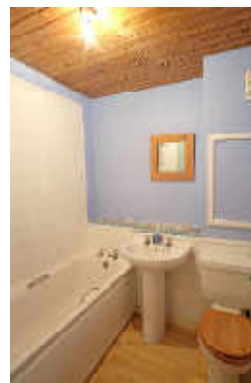
A Guide Price of £85,000 is sought and should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agent as soon as possible. The Selling Agent reserves the right to sell the property without setting a closing date and do not bind themselves to accept the highest or any offer.

IMPORTANT:

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.



HALL
LOUNGE
KITCHEN WITH SEATING AREA
TWO DOUBLE BEDROOMS
BATHROOM



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