

**Galashiels**  
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## 31 Tweed Crescent, Galashiels

TD1 3ED

**Guide Price £120,000**



This attractive first floor apartment is located within a sought after area towards the outskirts of town, enjoying a lovely quiet setting with local amenities to hand. Benefiting from its own main door access, the property opens out to provide spacious accommodation which is in good order throughout; ideally suited to those searching for an easily managed property which is ready to move into. Outside, there is a private area of garden whilst ample parking is available within the cul de sac.





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Accommodation:  
Internal Stair  
Entrance Hall  
Lounge  
Kitchen  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Private garden to rear  
Ample parking

## 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 carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

## Services:

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

## Viewing:

By appointment with the Selling Agents.

## Entry:

By mutual agreement.

## EPC Rating:

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## 31 Tweed Crescent, Galashiels, TD1 3ED

Approximate Gross Internal Area  
68.9 sq m / 742 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
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