

Galashiels

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25 Bristol Terrace

Galashiels, TD1 2EU

Guide Price £60,000



Located on the outskirts of Galashiels, this comfortably proportioned one bedroom ground floor flat offers an appealing opportunity for first time buyers or those seeking a straightforward investment. The layout is practical and easy to maintain, with well balanced accommodation that makes excellent use of the space. To the front, the property enjoys an open aspect, creating a bright and welcoming outlook. An area of decking provides the ideal spot to sit out and take in the views, adding a valuable touch of outdoor living. To the rear, a handy outbuilding offers useful additional storage, ideal for bikes, tools or seasonal items. Well positioned and low maintenance, this is a great option for anyone looking for an accessible home in a peaceful setting on the edge of town.



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Accommodation
Entrance Hall
Lounge
Kitchen
Double Bedroom
Shower Room

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 Railway 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Double Glazing.

EPC

E

Council Tax Band

A



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