

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Roxburgh Place

Galashiels, TD1 1HE

Fixed Price £80,000



A smartly refurbished ground floor flat tucked away at the end of a quiet no through road in one of Galashiels' popular residential areas, enjoying a wonderfully private setting and ready for a new owner to move straight into. The property has been thoughtfully upgraded by the present owner, creating a fresh, modern interior ideal for first time buyers or those seeking an easily managed home; complete with brand new kitchen and bathroom fittings. The layout is practical and appealing, benefiting from both front and rear door access - something rarely found in flats and adding to the sense of space and convenience. To the rear, a lovely private garden provides an excellent outdoor retreat. Recently landscaped, it offers an inviting spot for relaxing, entertaining, or enjoying a bit of gardening, all while feeling nicely secluded. A beautifully finished starter property in a peaceful tucked away location, combining comfort, privacy, and low maintenance living.



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Accommodation:

Entrance Hall

Lounge

Kitchen

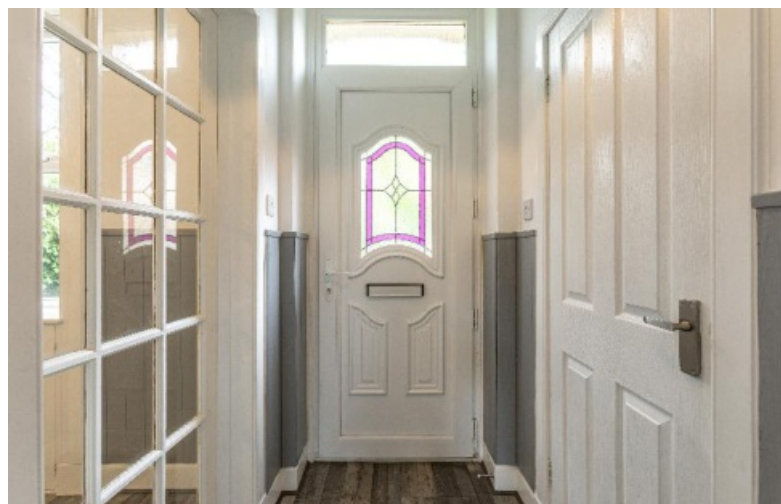
Double Bedroom

Shower Room

Gas Central Heating

Double Glazing

Enclosed private garden



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 & Fittings

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

Services

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

EPC Rating

D

Council Tax Band

A

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property? Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

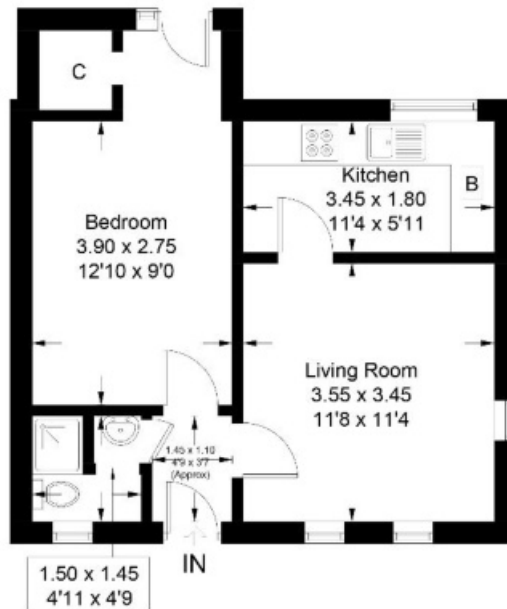
Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



22 Roxburgh Place, Galashiels, TD1 1HE

Approximate Gross Internal Area = 37.69 sq m / 406 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1328666)

Full members of:



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