



Geo. & Jas. Oliver W.S.

Solicitors & Estate Agents

13 High Street, Hawick TD9 9DH Tel: 01450 372791 E: solicitors@gandjoliver.co.uk

www.gandjoliver.co.uk



See all our properties at
OnTheMarket™.com



FLAT 2, 137 LINTBURN STREET, GALASHIELS, TD1 1HP
CENTRALLY LOCATED FIRST FLOOR STUDIO FLAT

EPC E
OFFERS AROUND £45,000

FLAT 2, 137 LINTBURN STREET, GALASHIELS, TD1 1HP

OFFERS AROUND £45,000



We are delighted to bring to the market this studio property set in the heart of Galashiels with all amenities right on the doorstep. The property would make an ideal buy to let investment and/or "lock up and leave" holiday home. The property can be sold with the current tenant in situ or with vacant possession late December 2026 (terms are flexible and negotiable)

Accessed on the first floor via a shared entrance, the property is entered in to the hallway which provides access to the shower room and living space. The spacious living area/bedroom is situated to the front with a double glazed window allowing ample light and there are built in storage cupboards. Door is light and neutral and there is carpet flooring. From the lounge is the galley style kitchen with floor and wall units and single bowl sink beneath the window. There is a storage area in here also and space for washing machine, cooker and fridge. Completing the accommodation is the three piece shower room with wash hand basin, WC and shower enclosure with electric shower.

Externally to the property, there is an area of shared garden ground located across the road. There is a corner shop / off licence next door but one, which also makes the property ideal for licensing as a short term holiday let / Air B&B for tradesmen if desired.

ROOM SIZES:

Sitting Room/Bedroom 4.75 x 3.91

Kitchen 2.82 x 1.45

Shower Room 2.03 x 1.73

Galashiels lies in the narrow valley of the Gala Water, close to its meeting with the River Tweed, in the heart of the Scottish Borders. A popular town, Galashiels has a multitude of amenities and shops, ranging from smaller independent stores to well-known retailers, as well as the Pavilion cinema, Rugby Football Club, two nearby golf courses and the Braw Lads festival which takes places annually and attracts visitors from across the world. Galashiels is also the location of Heriot-Watt University's School of Textiles and Design. The railway station provides a direct link to Edinburgh, ideal for city commuters, and there are also good road links to neighbouring towns such as Selkirk, Hawick, Kelso, Melrose and St Boswells.

Council Tax Band:A EPC:E

FIXTURES AND FITTINGS: The sale shall include all carpets and floor coverings. White goods and other items of furniture can be negotiated.

SERVICES:Mains water, drainage and electricity. Double glazing.

LETTING DETAILS:Current tenant paying £400pcm. Can be sold

with tenant in situ or with vacant possession from late December 2026

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING:By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Furnished rooms have been created by AI for illustrative purposes only. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

