

16/3 Channel Street

Galashiels TD1 1BA

2 Bed Flat in Central Location

For Sale • Offers Over £120,000

Edwin
Thompson





BRIEF RESUME

- * Recently Renovated
- * 2 Spacious Bedrooms
- * Large Kitchen
- * Modern Apartment

LOCATION

Channel Street is centrally located within Galashiels, offering convenient access to the town centre and its wide range of amenities, including shops, supermarkets, cafés and leisure facilities. The area is well served by public transport, with the Borders Railway station nearby providing direct links to Edinburgh, alongside bus services to surrounding towns. Local schools, healthcare services and recreational amenities are easily accessible, while scenic riverside walks and countryside routes are close at hand. This well connected and practical location is popular with a variety of buyers, including first time purchasers and investors.



DESCRIPTION

This beautifully presented two bedroom apartment on Channel Street has been recently renovated to a high standard throughout. The accommodation includes a generously sized living room with excellent natural light, creating a comfortable and welcoming space.

The kitchen blends traditional styling with modern finishes, offering both character and practicality, while the bathroom is finished in a sleek, contemporary design with high quality fittings. Both bedrooms are well proportioned, complementing the modern yet characterful feel of the property.



ACCOMMODATION

The accommodation currently comprises:

First Floor: Entrance Hall, 2 Bedrooms, Family Shower Room, Kitchen and Utility Room.

AREAS

The property has been measured to the following

Description	sq m	sq ft
16/3 Channel Street	88.5	953

E & o e please note that these measurements have been taken using a laser measure.



SERVICES

Mains electricity and water are understood to be connected. The main heating system is gas central heating.

COUNCIL TAX

Council Tax Band A. This information has been taken from the Scottish Assessors website and should be confirmed by your legal advisor.

EPC

EPC rating: C69

WHAT3WORDS

///lentil.basics.access

TENURE

Freehold

BROADBAND

Ofcom states the house has access to ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps. We advise you check the broadband with your supplier.

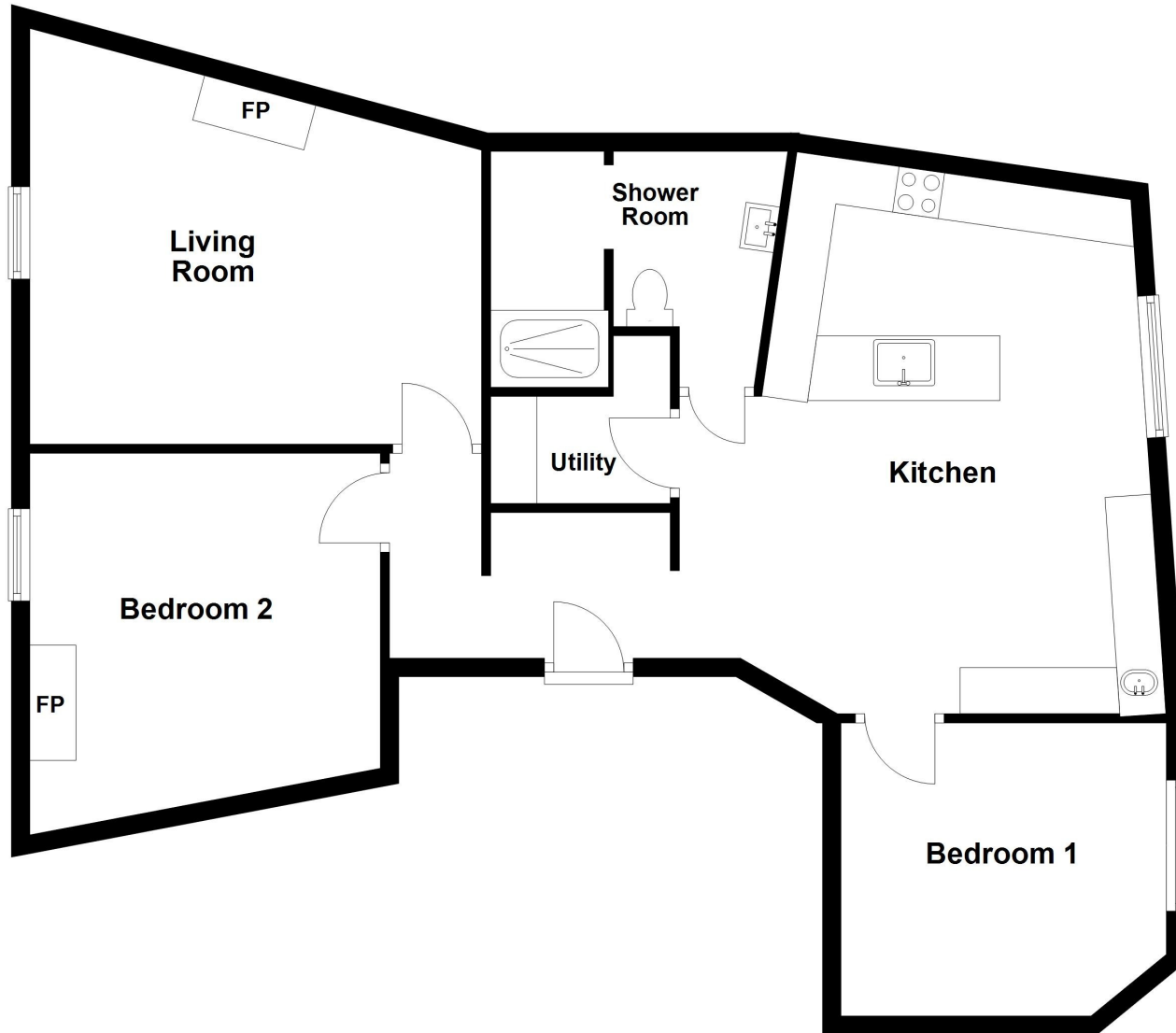
FLOODING

This information gives the likelihood of river flooding within a 25 meters radius of this location. There is no specific likelihood of river flooding identified for this area but there could still be localised effects from flooding in some places.











VIEWING

By appointment with the sole agents.
Please contact the office for further details.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel: 01896 751300
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