

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Langlee Road, Galashiels

TD1 2DH

Guide Price £60,000



4 Langlee Road is a well appointed first floor flat which is situated within a popular residential area, within walking distance of the nearby primary school. The property is perfectly suited to those searching for an affordable and easily managed starter property, is presented in good order and although a little cosmetic upgrading would be required it offers excellent potential. Outside, there are gardens to the side and rear with a drive providing off street parking.



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ACCOMMODATION COMPRISES:

- ENTRANCE HALL (1.54m x 4.54m)
- LOUNGE (4.81m x 3.69m)
- KITCHEN (2.91m x 2.62m)
- BEDROOM ONE (3.47m x 3.72m)
- BEDROOM TWO (2.85m x 3.62m)
- SHOWER ROOM (1.70m x 2.25m)

OUTSIDE:

- GARDEN GROUND
- SHED
- GREENHOUSE
- GRAVELLED DRIVE

- ELECTRIC HEATING
- DOUBLE GLAZING

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. 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 bound and the Waverley rail link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Directions:

Travelling through Galashiels on the Melrose Road, pass Langlee Primary School on your right and then take the first right hand turn after the crossing into Langlee Road. Number 4 is the first property on the right hand side of the road, accessed via a flight of external steps.

Fixtures and Fittings:

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

Services:

Mains drainage, water, and electricity. Electric heating. Double glazing.

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.

EPC Rating:

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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.

Full members of:

