

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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28 Victoria Street, Galashiels

TD1 1HL

Guide Price £76,000



28 Victoria Street is a deceptively spacious ground floor flat, located in a popular residential area of Galashiels, perfectly situated for easy access to the town centre and railway station. The property would benefit from a degree of upgrading and modernisation but offers lots of potential and would be ideal as a family home, easily managed retirement property or rental investment. Viewing recommended.



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Hall
Lounge
Dining Area
Kitchen
Three Bedrooms
Shower Room

Double Glazing
Gas Central Heating

Shared Garden
Outhouse

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 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, gas, water and electricity. Gas central heating, double glazing.

EPC

D

Viewing

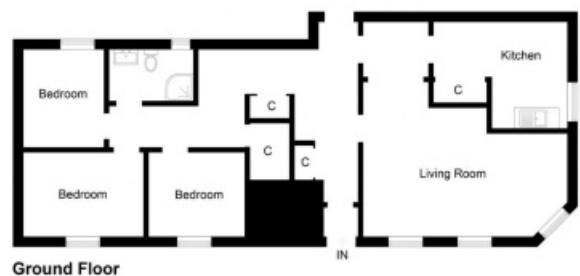
Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

28 Victoria Street, Galashiels

Approximate Gross Internal Area = 92 sq m / 990 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplan@hatch.com © 2020/09/04

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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:

