

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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218 Croft Street, Galashiels

TD1 3BS

Fixed Price £70,000



Ground floor flat in a two storey and attic semi-detached block, pleasantly situated in a popular residential area of town. Lying within walking distance of the town centre & railway station and next to the Public Park. The property benefits from gas central heating, double glazing and there is an enclosed garden to the front. Ample on-street parking. Viewing recommended.



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Hall
Open Plan Lounge/Kitchen
Two Bedrooms
Shower Room
Gas Central Heating
Double Glazing

Private Garden to Front
Outbuilding
Ample On Street Parking

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

EPC

D

Council Tax Band

B

218 Croft Street Galashiels TD1 3BU
Approximate Gross Internal Floor Area: 47.8 m² ... 515 ft²



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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