

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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164 Scott Street, Galashiels

TD1 1DX

Guide Price £67,500



164 Scott Street is a very well-proportioned first floor flat, located within a highly convenient area, close to the railway station and all the good amenities on offer within Galashiels. The property would benefit from upgrading and modernisation but this is reflected in the asking price. Offering lots of potential, the property would be ideal as a family home or rental investment. Viewing recommended.



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Hall
Large Lounge
Galley Kitchen
Three Bedrooms
Shower Room

Double Glazing
Gas Central Heating

Garden

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. Double glazing, gas central heating.

EPC

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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:

