

**Galashiels**  
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SOLICITORS & ESTATE AGENTS

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## 47 Beech Avenue, Galashiels

TD1 2LD

**Guide Price £85,000**



47 Beech Avenue is a well-proportioned end-terraced bungalow, situated in a popular area that is due for substantial regeneration in the coming months. The property offers spacious accommodation with an enclosed garden to the front and is very close to Langlee Primary School. Ideal as a family home or easily managed retirement property. Viewing recommended.



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Hall  
Lounge  
Kitchen  
Three Bedrooms  
Shower Room

Double Glazing  
Gas Central Heating

Enclosed Garden  
Shed

#### 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.

47 Beech Avenue, Galashiels

Approximate Gross Internal Area  
67.59 sq m / 727 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Floorplans@uketch.com © 2025 (D125-462)

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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:

