

Galashiels
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10 Roxburgh Place, Galashiels

TD1 1HE

Offers Over £80,000



10 Roxburgh Place is a comfortably proportioned first and upper floor flat which is located in a popular area of Galashiels, benefiting from a quiet setting which is within easy reach of most amenities. Although the property does require a degree of modernisation, it offers an attractive prospect and has tremendous potential with options to alter the layout if desired. Outside, there is a large area of private garden whilst parking is available on street.



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TD1 1HE

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First Floor:
Entrance Hall
Kitchen
Bathroom
Lounge
Double Bedroom

Upper Floor
Two further Double Bedrooms

Double Glazing
Gas Central Heating

Good sized private 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 Rail 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water, electricity and gas. Gas central heating. Double glazing.

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.

EPC Rating:

E

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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:

