

Galashiels
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CULLEN KILSHAW
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22 Roxburgh Place, Galashiels

TD1 1HE

Guide Price £70,000



22 Roxburgh Place is an attractive ground floor flat which is located within a popular residential area, just a short walk from most amenities. The property has recently been redecorated and has newly fitted carpets throughout, ideally suited to those searching for an easily managed starter property which is ready to move into. It also benefits from having both front and rear door access, as well as a private area of garden and a shared drying area, shared outhouse and private outdoor storage.

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Accommodation:

Entrance Hall

Lounge

Kitchen

Double Bedroom with door to rear

Shower Room

Double Glazing

Gas Central Heating

Private Garden

Shared Drying Area

Shared Outhouse

Private Outdoor Storage



Situation:

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 floor coverings, light fittings, and the kitchen, bathroom and bedroom fittings.

Services:

Mains drainage, water and electricity. Double Glazing. Gas central heating.

EPC:

D

Council Tax Band:

A

Entry:

By mutual agreement.



22 Roxburgh Place, Galashiels, TD1 1HE
Approximate Gross Internal Area = 36.4 sq m / 413 sq ft



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Full members of:

