

Galashiels
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5a Roxburgh Street, Galashiels

TD1 1PD

Guide Price £30,000



5a Roxburgh Street is an attractive top floor studio flat which enjoys central position, just a short walk from most amenities and facilities. The property presents a good investment opportunity, offering an excellent return on investment, and complies with all current rental regulations ensuring it is ready to let. It has recently been freshly painted, as has the communal entrance, and is offered for sale to include all white goods and the cooker. It benefits from a secure entry system and has a lockable private parking space in the courtyard to the rear.

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Accommodation:
Entrance Hall
Lounge/Bedroom
Kitchen
Bathroom

Electric storage heating
Double Glazing
Lockable private parking space



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. The white goods and the cooker are also to be included in the sale. There is a factoring charge of approximately £35 per calendar month.

Services:

Mains drainage, water and electricity. Double Glazing. Electric storage heating.

EPC:

D

Council Tax Band:

A

Entry:

By mutual agreement.



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Approximate Gross Internal Area = 82.1 sq m (882 sq ft)



Measured to internal face of walls, windows and doors.
Not a scale. Measurements are approximate.

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Full members of:

