

Galashiels
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16/8 Channel Street, Galashiels

TD1 1BA

Guide Price £60,000



A bright, spacious and well located top floor apartment, situated in the town centre of Galashiels. The flat has been rented out in the past, and is ideal for those looking for an investment opportunity, but would also make an affordable starter home. There is scope to reconfigure the layout to create a second bedroom and internal kitchen if desired, similar to the layout of the flat 2 floors below (subject to planning). Internally the accommodation consists of an entrance hallway with 3 large storage cupboards, a spacious lounge, a bright double bedroom with fitted wardrobes, a large dining kitchen and three piece bathroom with over-bath shower and skylight.

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Accommodation:
Secure Entrance Stair
Hallway
Lounge
Dining Kitchen
Double Bedroom
Bathroom
Gas Central Heating



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. Gas central heating. Double glazing with the exception of the bathroom skylight.

EPC:

D

Council Tax Band:

A

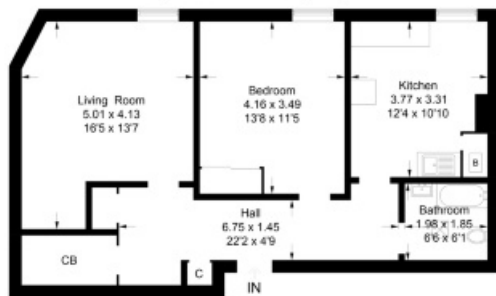
Entry:

By mutual agreement.



16/8 Channel Street, Galashiels, TD1 1BA

Approximate Gross Internal Area = 66.8 sq.m / 719 sq.ft



Ground Floor

Illustration for identification purposes only. Measurements are approximate. Not to scale. www.rightmove.co.uk © 2020/2021

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