

Galashiels

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38a Halliburton Place, Galashiels, TD1 2JE

Guide Price £55,000



38a Halliburton Place is a well positioned ground floor flat, located in a popular area of Galashiels with open outlooks to the front. Conveniently situated within a short distance of the train station. The property would ideally suit those searching for an affordable starter property but would be equally suitable as an investment opportunity having been successfully let out in the past. It is presented onto the market in good order with the main focal point being the open plan lounge/kitchen kitted out with modern fitted units. Outside, there is plenty of unrestricted parking available on street.



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Accommodation:
Entrance Hall
Lounge/Kitchen
Bedroom
Shower Room

Gas Central Heating
Double Glazing

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 light fittings, kitchen fittings, including the washing machine, cooker and fridge and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

D

Council Tax

A



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Full members of:

