

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



29/3 Channel Street, Galashiels, TD1 1BJ

Guide Price £160,000



29/3 Channel Street is an extremely well situated top floor flat, located in the heart of Galashiels town centre ensuring most amenities and facilities are just a short distance on foot including the nearby transport interchange which provides quick and easy access into Edinburgh city centre. Accessed via a secure entrance at ground level, the communal stairway is very well kept and leads up to the property on the second floor. It has been sympathetically refurbished in recent years and, as such, is presented in excellent order with contemporary kitchen and bathroom fittings and offers surprisingly spacious accommodation with all rooms being generously proportioned. There is the added benefit of a private parking space which is situated to the rear. This attractive property would be ideal as a primary residence, is ready to move into, and would be equally suitable as an investment opportunity or holiday home.



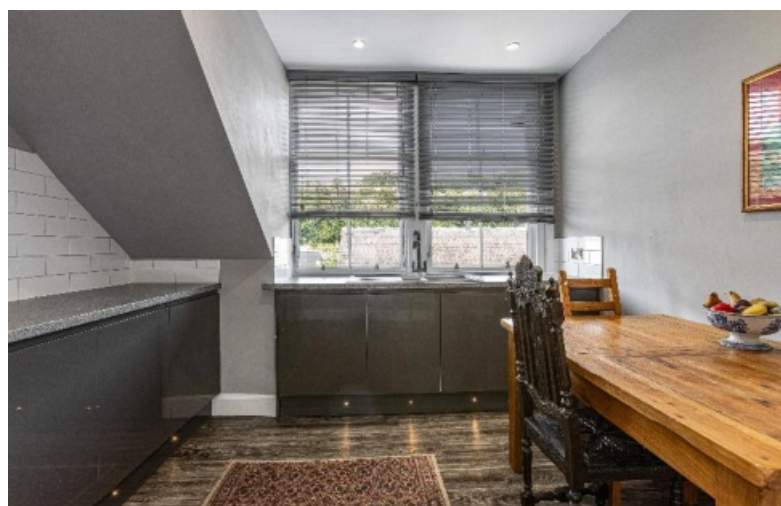
29/3 Channel Street, Galashiels, TD1 1BJ

Guide Price £160,000

Accommodation:
Secure Shared Entrance
Hallway
Large Lounge
Dining Kitchen
Three Bedrooms
Bathroom
Shower Room

Electric Central Heating
Double Glazing

Private Parking Space



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 & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC Rating

G

Council Tax Band

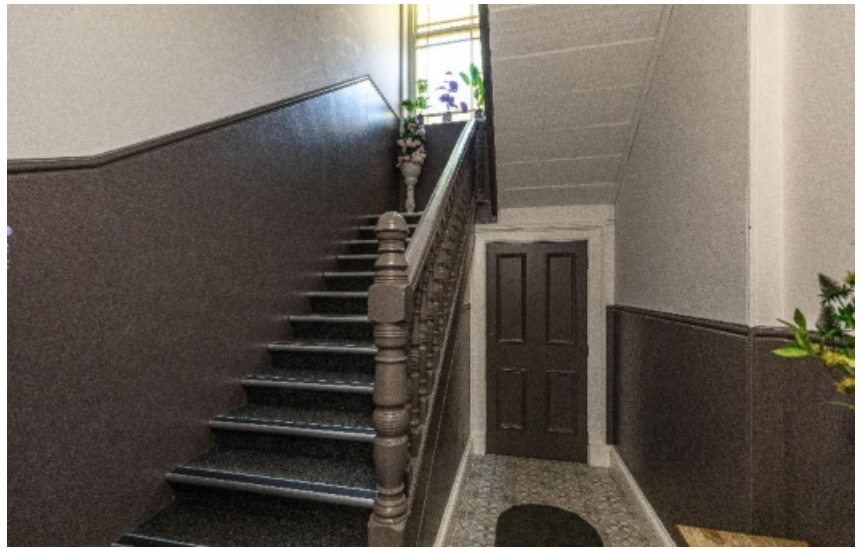
B

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

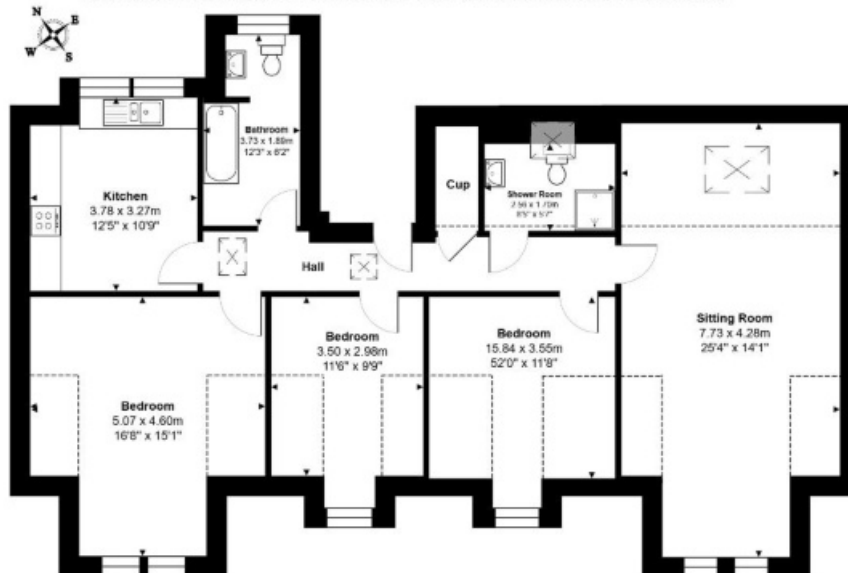
Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



29/3 Channel Street, Galashiels, TD1 1BJ

Approximate Gross Internal Floor Area: 103.5 m² ... 1114 ft² (excluding areas of reduced head height)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO
COMPLY

Full members of:



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.