

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Scott Street, Galashiels

TD1 1HW

Guide Price £50,000



11 Scott Street, Galashiels is a one-bedroom ground floor flat offering excellent potential for a first-time buyer, downsizer or investor. The accommodation comprises: Hall, open-plan lounge/kitchen with direct access to the enclosed rear garden, double bedroom and shower room. The garden is low maintenance, with a useful shed, and there is unrestricted on-street parking to the front. With walls and floors already stripped back, the property is a blank canvas ready for someone to put their own stamp on, with the competitive price reflecting the work required. Viewing recommended.



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Hall
Open Plan Lounge/Kitchen
Double Bedroom
Shower Room

Gas Central Heating
Double Glazing

Enclosed Garden to Rear
Shed
Unrestricted On-Street Parking



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



**Interested in this property?
Call 01896 758311**

27 Market Street,
Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
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Kelso, Tel 01573 400 399
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11 Scott Street, Galashiels, TD1 1HW

Approximate Gross Internal Area = 34.6 sq m / 372 sq ft

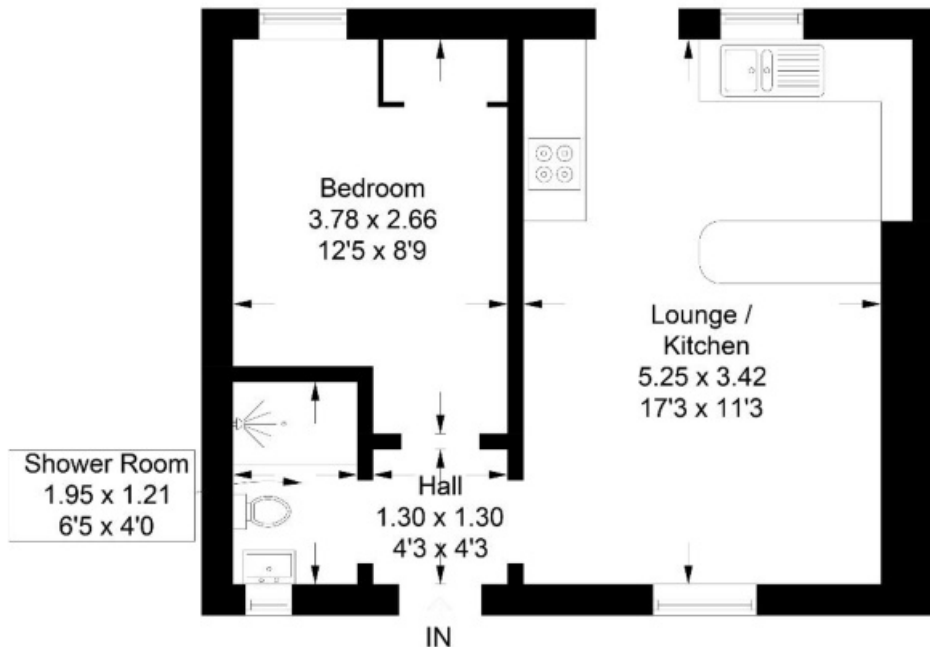


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230508)

Full members of:



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