

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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13 Roxburgh Street, Galashiels

TD1 1PB

Guide Price £95,000



13 Roxburgh Street is a well appointed ground floor flat which is located within a popular area of Galashiels, just a short walk to the town centre within comfortable reach of most amenities. The layout is comfortably proportioned with the living accommodation and kitchen set to the rear enjoying a lovely quiet aspect, with the added benefit of a door to the rear which leads directly out into the garden area. The property has recently been refurbished throughout, boasting a contemporary kitchen, ensuring it is ready to move into. This flat would ideally suit those searching for an easily maintained home on one level; perfect as a starter home, investment opportunity or home to downsize to. Externally, there is a shared area of garden to the rear whilst parking is available on street.



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Accommodation:
Entrance Vestibule
Hall
Lounge
Kitchen
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Shared garden



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. Gas central heating. Double Glazing.

EPC Rating

D

Council Tax Band

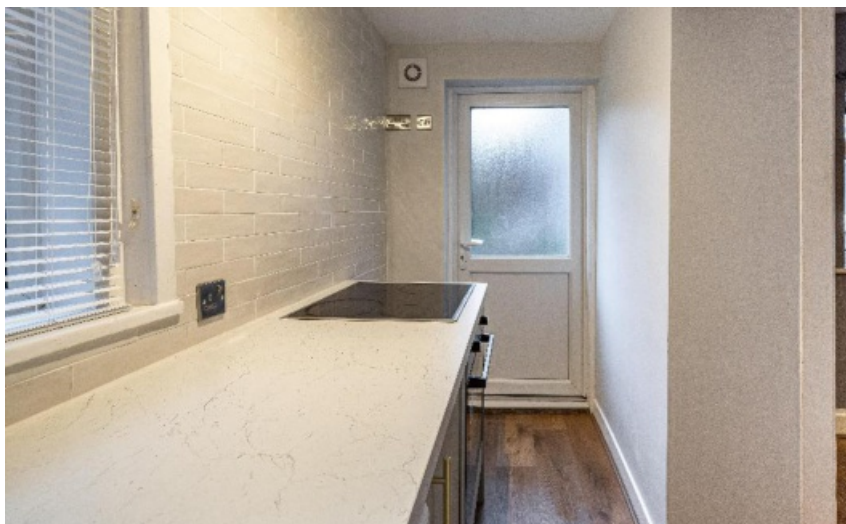
B

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

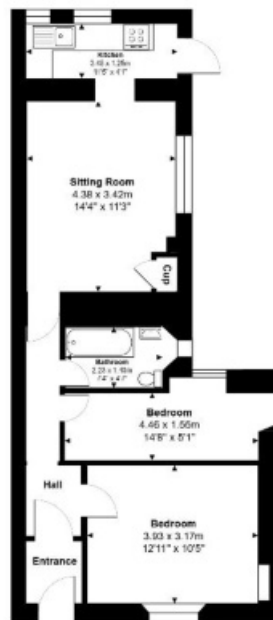
Also At:

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
Tranent,	Tel 01875 611211



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Approximate Gross Internal Floor Area: 55.7 m² ... 600 ft²



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 here have not been tested and no guarantee as to their operability or efficiency can be given.

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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.