

**Galashiels**

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## 7 Elm Row

Galashiels, TD1 3JH

**Offers Over £70,000**



Set in a convenient area of Galashiels, just a short walk from the town centre, this well proportioned first floor flat offers an ideal opportunity for first time buyers or those seeking a straightforward investment. Benefiting from its own private entrance at ground level, the property enjoys a sense of independence rarely found in similar flats, with an internal staircase leading to comfortable, well laid out accommodation. The layout is enhanced further by a generous floored attic room, accessed via a staircase from the bathroom, providing excellent additional space that could be used in a variety of ways home office, hobby room, or simply valuable storage. With no outside space to maintain, the property is perfectly suited to those looking for low maintenance living in a highly accessible location.



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- Accommodation:
- Internal Stair/Entrance Hall
  - Lounge
  - Kitchen
  - Double Bedroom
  - Shower Room
  - Large floored attic room

### 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 carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

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

### EPC

C

### Council Tax

A

