Galashiels
Call 01896 758311

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25 Bristol Terrace

Galashiels, TD1 2EU

Guide Price £60,000

Located on the outskirts of Galashiels, this comfortably proportioned one bedroom ground floor flat offers an appealing opportunity for first time buyers or those seeking a straightforward investment. The layout is practical and easy to maintain, with well balanced accommodation that makes excellent use of the space. To the front, the property enjoys an open aspect, creating a bright and welcoming outlook. An area of decking provides the perfect spot to sit out and take in the views, adding a valuable touch of outdoor living. To the rear, a handy outbuilding offers useful additional storage, ideal for bikes, tools or seasonal items. Well positioned and low maintenance, this is a great option for anyone looking for an accessible home in a peaceful setting on the edge of town.

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Accommodation:
Entrance Hall
Lounge
Kitchen
Double Bedroom
Shower 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
E

Council Tax
A

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