

**Galashiels**

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## 42a High Buckholmside

Galashiels, TD1 2HW

**Guide Price £40,000**



A compact and well located studio flat with clear potential, this ground floor property sits just a short stroll from Galashiels town centre, placing shops, transport links and everyday amenities comfortably within reach. The layout is simple and easily managed, making it an appealing option for first time buyers or those seeking a straightforward investment. The property does require upgrading and modernisation, but it is sensibly priced to reflect the work required, offering a great opportunity to add value. With its accessible position, manageable scale and scope for improvement, it presents a promising project for investors or a practical, affordable starter home for someone keen to make a place their own.



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Accommodation:  
Lounge/Bedroom  
Box Room/Store  
Kitchen  
Inner Hall  
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

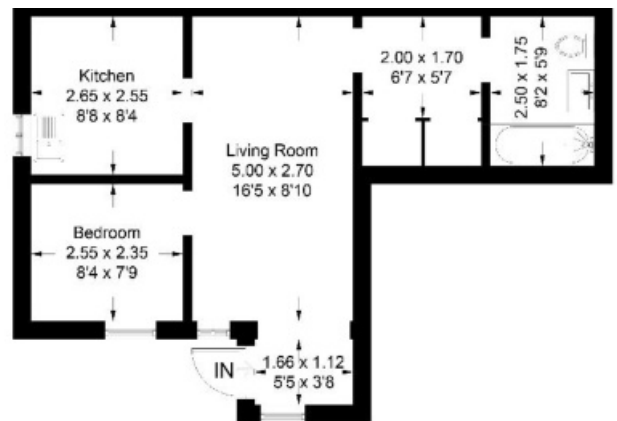
Mains drainage, water, and electricity. Double Glazing. Electric panel heaters.

#### EPC

F

#### Council Tax

A



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Full members of:

