

Galashiels

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35 Tweed Terrace

Galashiels, TD1 3EF

Guide Price £95,000



Located in a sought after area of Galashiels, this two bedroom ground floor flat enjoys a quiet position towards the outskirts of town while still being within comfortable reach of local amenities. Offering well proportioned accommodation on one level, it is an ideal choice for first time buyers or those looking to downsize. The property is in need of modernisation, making it a great opportunity for anyone keen to put their own stamp on a home and tailor it to their taste. Externally, it benefits from gardens to both the front and rear, providing welcome outdoor space, with ample on street parking available nearby. A promising project in a highly desirable location, offering convenience, potential and the chance to create a home perfectly suited to your needs.



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Accommodation:

Entrance Hall

Lounge

Kitchen

Two Double Bedrooms

Shower Room

Private gardens

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 heating.

EPC

E

Council Tax

A



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