

**Galashiels**

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## 15 Kenilworth Avenue

Galashiels, TD1 2DG

**Guide Price £85,000**



A well proportioned two bedroom terraced home set within one of Galashiels' established and ever popular residential areas. While the property would benefit from modernisation, it offers excellent scope for improvement and represents an ideal starter home for anyone keen to put their own stamp on a spacious and well located house. The layout is generous throughout, with a large lounge/dining room providing superb flexibility for everyday living and entertaining. Upstairs, two good sized double bedrooms offer comfortable accommodation with plenty of room for storage. Externally, the property enjoys enclosed gardens to both the front and rear, offering safe outdoor space and great potential for landscaping, seating areas, or family use. Additionally, there is handy street parking to the rear. A fantastic opportunity for first time buyers or those seeking a project with rewarding results.





# 15 Kenilworth Avenue

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Guide Price £85,000

Ground Floor:  
Entrance Hall  
Lounge/Dining Room  
Kitchen

First Floor:  
Two Double Bedrooms  
Bathroom

Street parking to the rear

## 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. Gas central heating.

## EPC

C

## Council Tax

A



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