



21 Hall Street, Galashiels, TD1 1PJ

‘A bright first floor flat close to the town centre with good transport links’

ACCOMMODATION

Entrance Hall, Living Room, Kitchen, Bedrooms 1 and 2, Bathroom

OIRO £95,000



WELCOME TO

OVERVIEW

This first floor tenement flat is located in central Galashiels in an area of mixed use. The mix of local businesses combined with the provision of two car parks ensures that on street parking is easily accessible. Popular local businesses include Café ReCharge, 1953 Bar and Restaurant and Lee Garden Takeaway. Farmfoods is also nearby for grocery convenience.

This first floor property is accessed by a shared passage and by a private external stair to the rear of the tenement. The flat has a favourable east west orientation ensuring that the property is bright. The property has recently had some new windows installed and has been newly decorated.

The size and location of this dwelling lends itself to a range of owners including first time buyers, one person households, downsizers and those seeking a buy to let.

THE TOUR

21 Hall Street is entered from an external landing into a hallway from which all rooms radiate. The hallway has two storage cupboards and there is hatched access to the floored attic above.

The living room and both bedrooms are east facing. The living room has a feature mantle and flame effect gas fire, and recessed downlights in feature corners. Bedrooms one and two both have built in wardrobes.

The kitchen has grey worktops and splashbacks, white units, an integrated electric hob and oven and a free-standing washing machine and fridge freezer. The kitchen has a rooftop outlook. The bathroom has an over bath electric Mira shower.

This home has gas central heating. All windows are top hung UPVC.





PROPERTY ADDRESS

OUTSIDE

Although the external staircase only serves this property, there is shared access behind the tenement.

THE AREA

Hall Street is served by the Galashiels Town Bus Service and is close to bus stops on Island Street, connecting Galashiels to Edinburgh via Peebles. This property is a short walk away from the Galashiels Transport Interchange, making it perfect for commuting, and is close to the Borders Railway link cycle path.





PROPERTY ADDRESS

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COUNCIL TAX - Band B

EPC RATING – C

SERVICES

The property has gas central heating. It is served by mains water, drainage, electric and gas services.



ABOUT TAITs

At Tait's our integrated estate agency and legal teams guide you through the buying and selling process. We strive to make the process as straightforward as possible for you and have offices in both Kelso and Jedburgh town centres. We have in-depth local knowledge of the Scottish Borders. In addition to estate agency services, we also offer private client legal services.

Approximate Gross Internal Area = 47.2 sq m / 508 sq ft

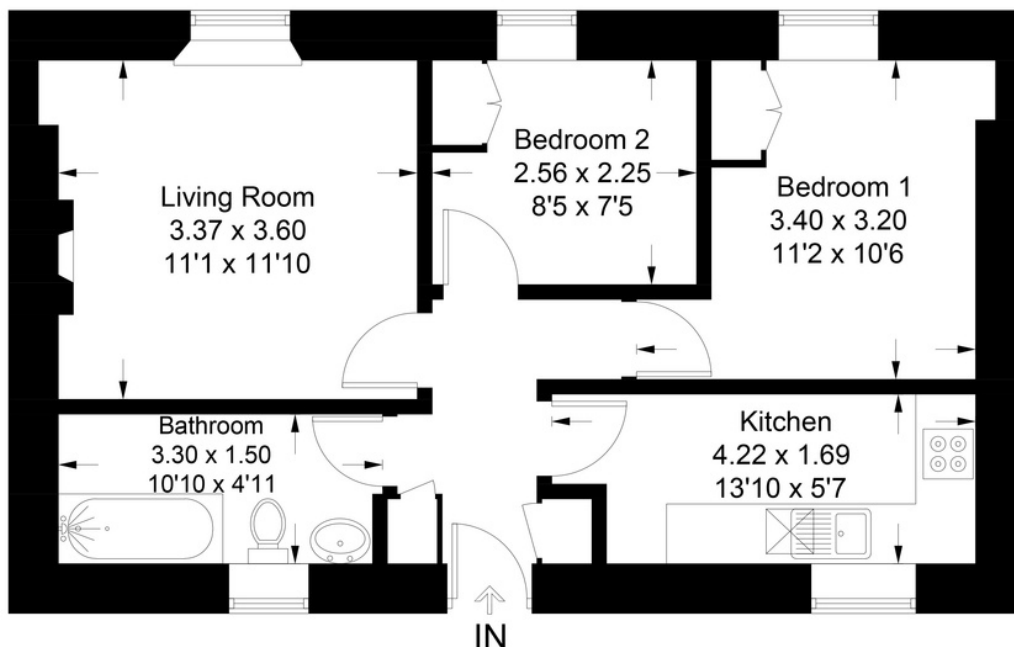


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310053)

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.
Service installations and appliances in the property have not been checked by the selling agents.