Galashiels
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15 High Buckholmside, Galashiels,
TD1 2HR

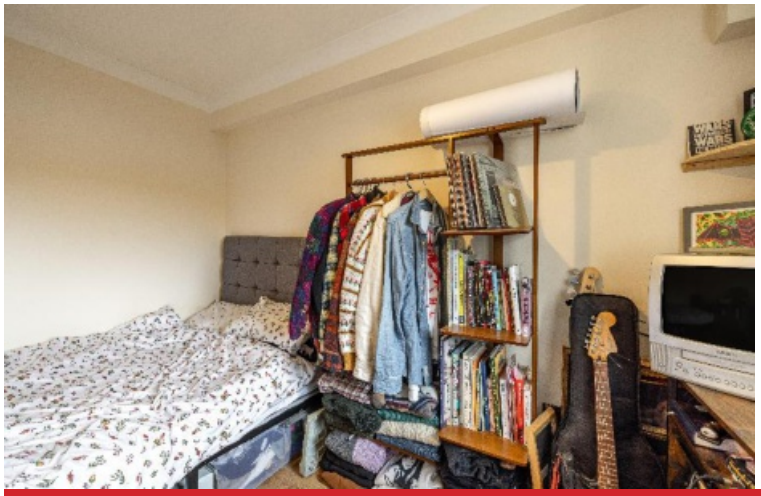
Guide Price £55,000



Situated on the lower ground floor, this one-bedroom flat presents an excellent investment opportunity, being sold with a tenant in situ and offering immediate rental income for buy-to-let investors. The property is presented in good order throughout and features a modern open-plan kitchen and lounge, creating a bright, airy and welcoming living space. Further accommodation comprises a double bedroom and a wet-room style shower room. Externally, the property benefits from an enclosed private garden area with decking, providing a pleasant outdoor space. An ideal opportunity for investors seeking a well-presented property with a tenant already in place.









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Accommodation:
Open Plan Lounge/Kitchen
Double Bedroom
Shower Room

Electric Heating
Double Glazing

Enclosed private garden

Location
Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures and Fittings
The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services
Mains drainage, water and electricity and gas. Gas central heating. Double glazing

EPC
E

Council Tax Band
A



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