

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Rosebank Place, Galashiels, TD1 1HG

Guide Price £80,000



This spacious first and upper floor flat in Galashiels is ideally located near essential amenities, and is just a short distance from the town centre. This property offers a well-proportioned layout with the potential to be transformed into a comfortable 2 or 3-bedroom home, allowing for modernisation to suit your style. There is a shared garden area and convenient on-street parking, making this flat a perfect opportunity for both first-time buyers and investors alike.



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First Floor:
Entrance Hall
Lounge
Kitchen
Dining Room/Bedroom

Upper Floor:
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Shared/communal garden



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. Situated only a few minutes' walk from Galashiels Academy, and from two primary schools, it is also only a 10 minute walk to ASDA and Tesco, as well as to the centre of Galashiels and to the transport interchange.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC Rating

D

Council Tax Band

B

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
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Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 65.0 sq m / 700 sq ft

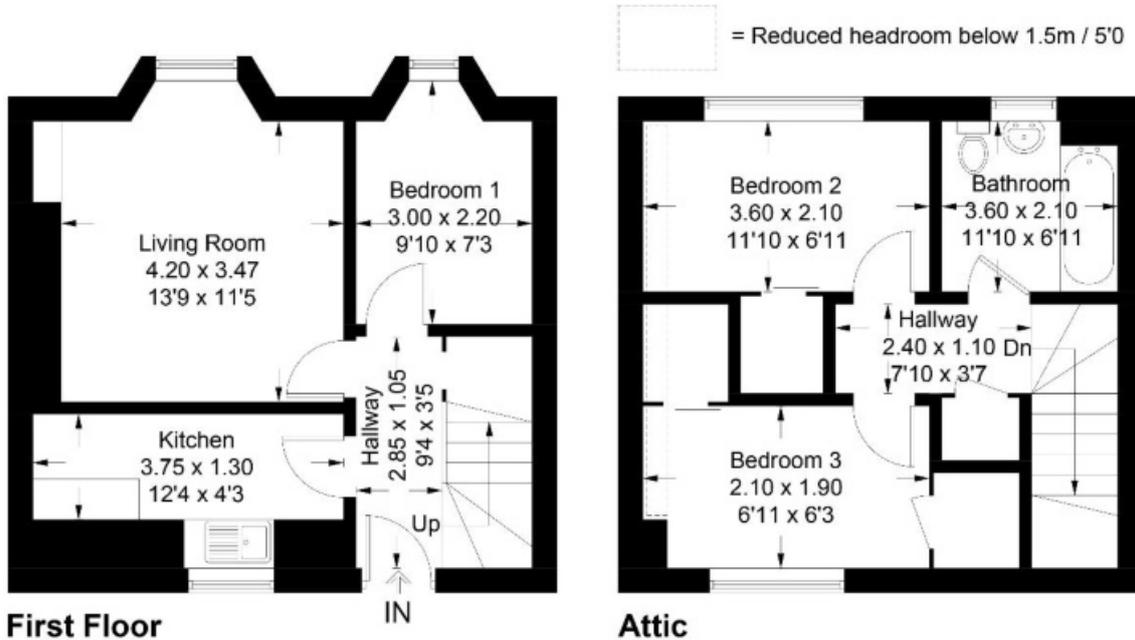


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179344)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.