

Forming part of a purpose built block and set within 5 min walk of the town centre and train station this ideal first time buy or rental investment represents excellent value for money.

Offers Over £48,000

**Edingtons WS**

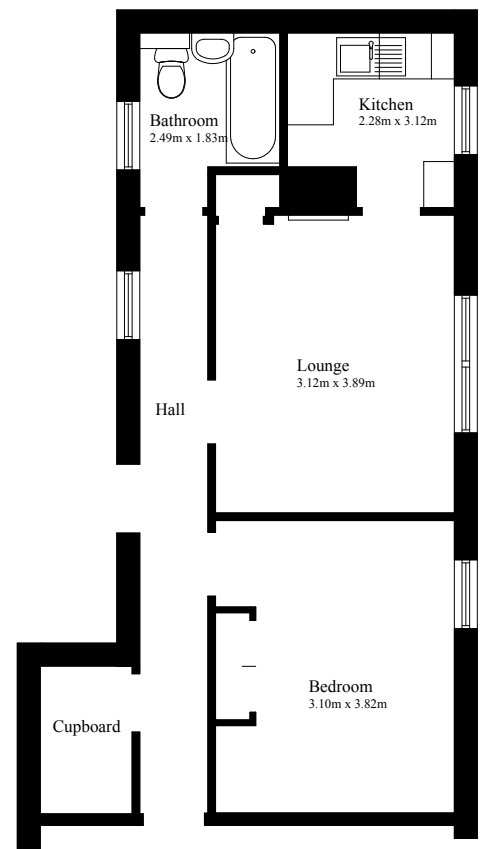
Solicitors & Estate Agents

## 20 HIGH BUCKHOLMSIDE GALASHIELS, TD1 2HW



EPC: TBC

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Total approximate floor area 44.23 sq meters

Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are for illustrative purposes only and should not be taken as fact.

Reached by both ground and first floor level, the accommodation is surprisingly spacious and comprises: Hall, Dining Lounge, Kitchen, Double Bedroom with fitted wardrobe, Bathroom. D/G, Electric heating, outhouse.

Large communal garden & drying green to rear.

White UPVC front door and white UPVC rear door lead into

Hallway 7.19m x 0.89m - which has a storage heater, rear facing window, telephone point and a large walk in cupboard( 1.93m x 1.12m) which houses the electric metres, coat hooks and is partially shelved.

Dining Lounge 3.89m x 3.12m - has double aspect front facing windows, fireplace with electric fire, 2 storage heaters and a cupboard housing the immersion tank. Door leads to kitchen

Kitchen 3.12m x 2.28m - is fitted with a range of floor and wall units, free standing cooker and has space for a fridge freezer and washing machine. It has a front facing window, expelaire extractor fan, wall fan heater and immersion control swith.

Bedroom 3.82 x 3.10m - good sized double bedroom with front facing window, built in wardrobe with overhead storage and an electric panel heater.

Bathroom 2.49m x 1.83m - is fitted with a coloured 3 piece suite, tiling to splash backs and finished with wall fan heater, expelaire extractor fan and frosted rear facing window.

### Outside

Outside front door is an storage cupboard and access to the rear communal garden and drying green. All garden and drying green areas are still maintained by the local authority.

There is access to the rear of the property through a wrought iron gate to the side of the building and a path leads to the rear door of the flat.

There is plenty of on street parking to the front of the property.

### Galashiels

The central Borders town of Galashiels is fast becoming one of the most sought after towns within the already popular Borders region and offers an abundance of good retail shopping and excellent recreational and sporting facilities including rugby, football, golf and bowling. It is not only an ideal base from where to easily travel to surrounding Border towns and villages but also Edinburgh is readily accessible with good road links and the

Borders Railway making it a popular choice for the commuter.

### Fixtures and fittings

All blinds, curtains and curtain poles

### All light fittings.

All carpets and floor coverings  
All white goods in kitchen  
All Bathroom fixtures and fittings

### Directions

Travelling into Galashiels on the A7 from Edinburgh, turn left directly opposite the general store at High Buckholmside. Number 20 is situated just up the hill on the left hand side. Plenty of on street parking outside property.

### Council tax band A EPC rating E



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