

Stylish beautifully presented and well located ground floor flat

**Edingtons WS**

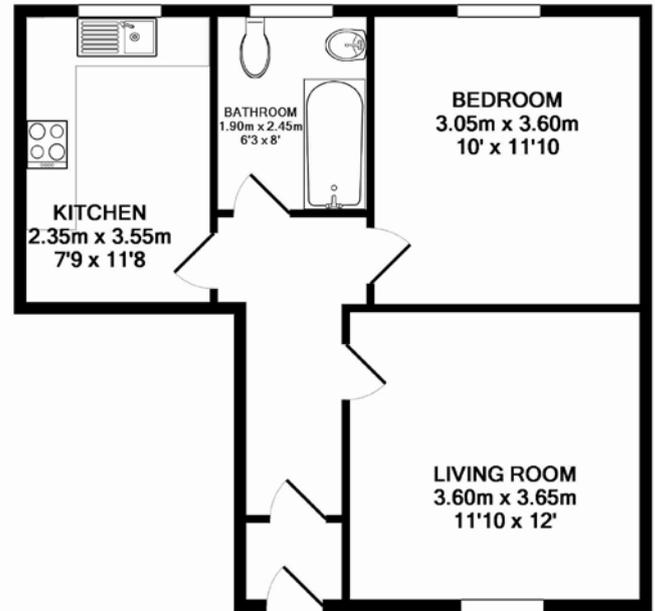
Solicitors & Estate Agents

**83 SCOTT STREET,  
GALASHIELS**



**EPC: C**

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TOTAL APPROX. FLOOR AREA 44.0 SQ.M. (474 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- Vestibule
- Hall
- Lounge
- Kitchen
- Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Garden

**GUIDE PRICE £69,500**

### DESCRIPTION

Set at the top left side of Scott Street, close to the junction leading to the good local shopping facilities there are nearby, this ground floor flat has been modernised to excellent effect and is offered for sale in ready to move in condition. The vestibule and hall are really attractively decorated, the lounge is set to the front and the bedroom to the rear, the bathroom has contemporary fittings and lovely stone tiling and the kitchen is fitted out with highly stylish units. Area of garden ground with own coal house and use of 2 communal wash houses.

### LOCATION

Scott Street is very well placed for easy access to the town centre and has great local facilities as well. Galashiels is

considered the commercial centre of the Borders and offers a superb selection of High Street chain stores, small specialist shops, good bars and restaurants as well as numerous sports and leisure facilities. The reinstatement of the Waverley line, due for completion Autumn 2015 will open up alternative commuting options, with Edinburgh just an hour away.

### DIRECTIONS

Travelling up Scott Street from the direction of the park, number 83 lies almost at the brow of the hill on the left hand side.

### VIEWING

Viewing is by appointment with Selling Agents.



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