

Great Value with Spacious
Accommodation

Edingtons WS

Solicitors & Estate Agents

8 GLEBE PLACE

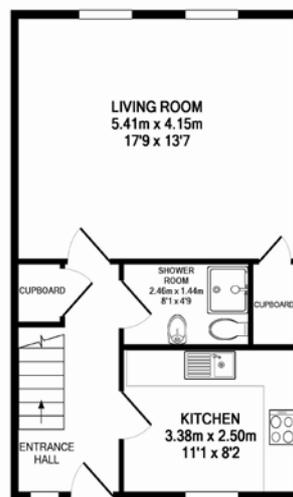
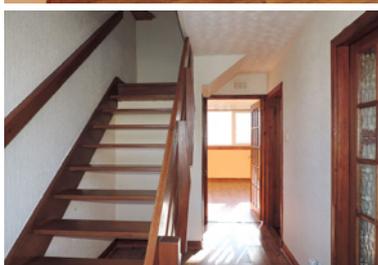
GALASHIELS

TD1 3JW

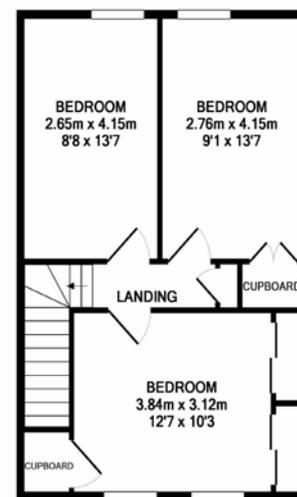


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1ST FLOOR



2ND FLOOR

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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- HALL
- LOUNGE
- KITCHEN
- 3 DOUBLE BEDROOMS
- SHOWER ROOM
- DOUBLE GLAZING
- SHARED GARDEN

**GUIDE PRICE OF
£75,000**

DESCRIPTION

Forming part of a purpose built block, well located for easy access to the town centre and Heriot Watt, this first and upper floor flat provides surprisingly spacious and bright accommodation, well suited as a buy to let. The rooms are all a very good size and well lit by large double glazed windows which give fine open outlooks to both front and rear. Although a degree of cosmetic updating could be of benefit in some areas, the flat is in generally neat and tidy order, with laminated flooring featuring throughout. Bedrooms one and two both have built in wardrobes and any curtains are included along with the cooker, fridge and washing machine if wanted.

The grassy garden to the rear of the block is shared, as is the paved drying area, and there is plenty on and off road parking at hand.

LOCATION

This is a great location for the family as both St Peters primary School and the Galashiels Academy are in walking distance, as is the Public Park, Scott Park and Swimming Pool. The town centre is also in easy reach and the Heriot Watt campus isn't too far away.

DIRECTIONS

Travelling out of Galashiels take the second exit off the first mini roundabout at the junction with Hill Street just before entering Abbotsford Road, into Church Street. Take the first left into Glebe Place. Number 8 forms part of the first block on the left as you turn in and is reached via an exterior flight of stairs to the far right of the building.

VIEWING

Viewing is by appointment with Selling Agents.



88 High Street
Galashiels, TD1 1SQ

T: 01896 756161
F: 01896 751919

E: margery@edingtonlaw.co.uk
W: www.edingtonlaw.co.uk

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