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solicitors and estate agents

GALASHIELS

274 Gala Park

Fixed price of £92,000



**First and upper floor flat situated in a popular residential area of town
Requiring some upgrading and cosmetic decoration.**

**Hall, Lounge, Kitchen, 2 bedrooms, Bathroom
GCH, Double Glazing, Garden with shed. Outhouse.**

Edingtons W.S., Solicitors & Estate Agents
88 High Street, Galashiels TD1 1SQ

Tel: 01896 756161 Fax: 01896 751919
Email: margery@edingtonlaw.co.uk

Website: www.edingtonlaw.co.uk

Location

This first and upper floor flat is set within a popular residential area, well served by an excellent range of local amenities and within 5 mins walking distance of the town centre. The town of Galashiels is considered to be the commercial and geographic centre of the Borders region and boasts a variety of retail outlets, bars, restaurants and leisure facilities. Galashiels and the surrounding area are becoming increasingly popular with the Edinburgh commuter due to the scenic location and close proximity to the city centre.

Description

The subjects form part of the first and upper floor within a traditional building constructed principally of stone under a pitched slated roof. The entrance to the flat is situated to the rear of the building. The property is in need of some general upgrading and decoration but has superb potential. It is fully double glazed and has gas central heating installed. There is a garden to the rear with shed and a further outhouse.

Hallway 3.12m x 1.02m

Has a large storage cupboard below the stairs, radiator, smoke detector, central heating control switch and telephone point.

Lounge 4.03m x 3.55m

Good sized lounge with front facing window, radiator and marble tiled fireplace with gas fire. There is a shelved cupboard housing gas meter and a cupboard below window housing electric meter. Sliding door to kitchen.



Kitchen 3.76m x 1.08m

Front facing window, needs upgrading. Houses central heating boiler.

Bedroom 1 2.92m x 2.74m

Entered by sliding door from hall. Rear facing window with shelving below. Radiator. White painted wood fireplace

Stairs to upper floor

Upper Landing 1.54m x 0.88m

Large shelved linen cupboard.

Bedroom2 4.01m x3.50m

Front facing window. Partially combed ceiling Radiator. 3 storage cupboards-one housing water tank. Telephone point.

Bathroom 1.83m x 1.63m

Furnished with a white 3 piece suite. Frosted window to front Radiator and electric fan heater. Requires some upgrading.

Garden

Garden at rear with small lawn and rose garden.. Shed and outhouse. Shared wash house.

Services

Mains drainage, water, gas and electricity

Price

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Viewing

Strictly by appointment through the selling agent.



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