



McDougall McQueen are delighted to present to the market this completely refurbished first floor flat boasting two double bedrooms and commanding a superb High Street location in the lovely Borders town of Galashiels. This property provides superbly spacious accommodation and is presented in walk-in condition throughout having been completely upgraded and transformed by its current owner. It is ideally placed to take advantage of all the transport links, including a local train station, shopping and schooling that Galashiels has on offer. The property itself will make the ideal purchase for first time buyers, professional couples and families alike. Viewing is highly recommended and should be conducted at your earliest convenience.

- Great High Street location close to all amenities
- Communal entrance
- Entrance hallway with two large walk-in store cupboards
- Spacious living room with twin windows to rear
- Fitted kitchen with rear facing window with a range of base and wall units
- Modern family shower room with double shower cubicle with electric shower over, sink and door to separate wc compartment
- Two double bedrooms and sash and case single glazing
- Electric central heating radiators
- Fully refurbished property in turn key condition
- Included in the sale are floor coverings, light fittings, and blinds where fitted. No warranty applies to any movable items, integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.

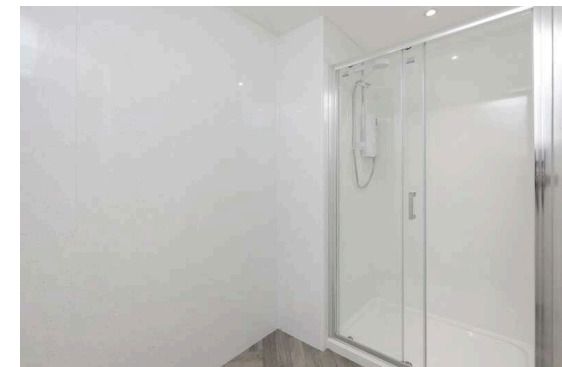
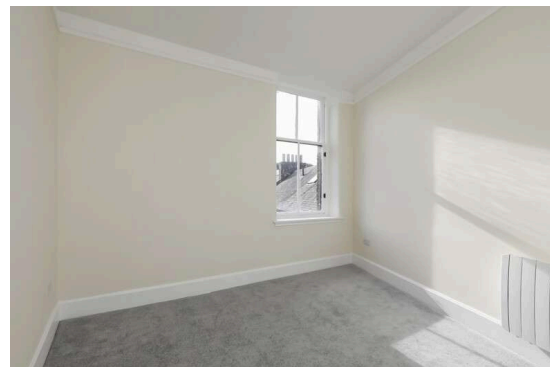
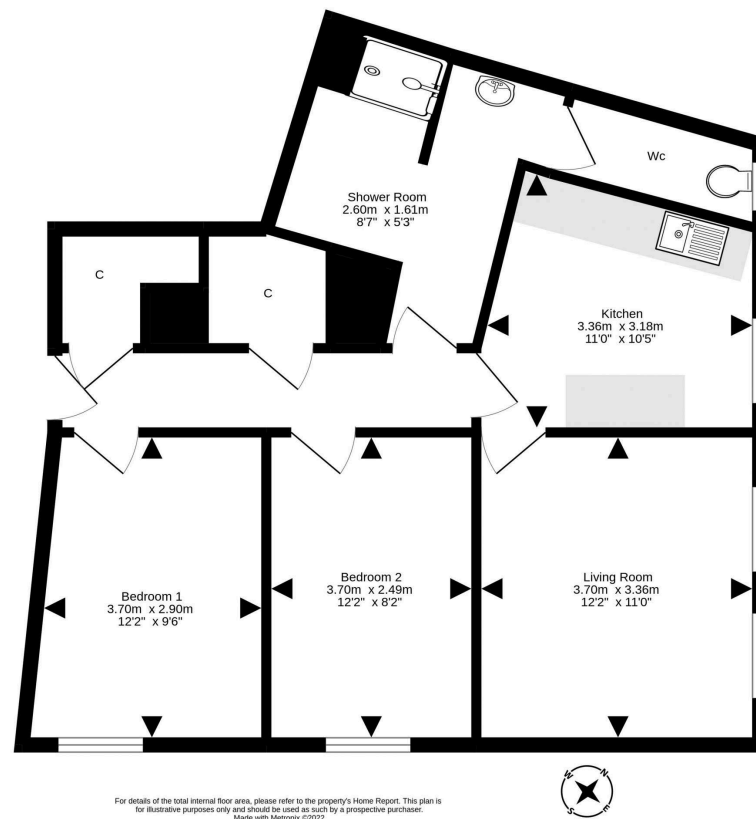
## Location

The vibrant town of Galashiels is centrally located within the Borders; benefitting an excellent range of amenities, shops, transport facilities and schools. A selection of independent retailers still thrives, with larger superstores also available at the Gala Water retail park. Schooling from nursery to secondary level all easily accessible and the town hosts the well reputed textile college Heriot Watt, as well as a Borders College Campus. The property benefits from easy access to Edinburgh via the A7, and lies within easy walking distance of the Borders rail connection with the opening of the Waverley Line station a short stroll away. The town has good road and bus connections to all central Borders towns and is within easy travelling distance to major employers at Scottish Borders Council and the Borders General Hospital.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - E



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

