

# 4 Scott Crescent

Galashiels, TD1 3JS

A Bright One Bedroom Ground Floor Flat.

For Sale As A Whole • Offers Over £55,000

Edwin  
Thompson





## BRIEF RESUME

- Ground Floor One Bedroom Property,
- An Extremely Well Presented Flat,
- Close to Local Amenities,
- Ideal For First Time Buyers,
- Fantastic Addition To Rental Portfolio.

## DESCRIPTION

4 Scott Crescent is a charming ground floor flat which offers comfortable and convenient living with its spacious layout, rear patio area, and additional outbuilding storage. Boasting a generous one-bedroom floor plan, this property is ideal for individuals or couples looking for a cozy and practical home. As you step inside, you are greeted by a warm and inviting atmosphere. The flat features ample storage options, ensuring that you can keep your belongings organized and easily accessible. The living area is thoughtfully designed, providing a comfortable space to relax and unwind. Large windows allow natural light to flood the room, creating a bright and airy ambiance. The well-appointed kitchen is equipped with modern appliances and offers plenty of countertop and cabinet space.

Whether you are a seasoned chef or simply enjoy preparing meals, this kitchen will cater to

your needs. The bedroom is spacious and benefits from built in storage. With its well-designed layout, there is ample room for a comfortable bed and additional furniture. The bedroom also benefits from plenty of natural light, creating a soothing and serene atmosphere. One of the highlights of this ground floor flat is the delightful patio area. Step outside and you will find a cool outdoor space where you can enjoy a morning coffee. In addition to the patio, the property also includes a convenient outbuilding storage area. This space is ideal for storing bicycles, tools, or any other items you may want to keep separate from the main living areas. It offers flexibility and practicality, ensuring that your home remains clutter-free.



Overall, 4 Scott Crescent, Galashiels, is a delightful ground floor flat that offers a comfortable and convenient living experience. With its ample storage, outdoor space, and additional outbuilding storage, this property provides a perfect balance of functionality and charm. Don't miss out on the opportunity to make this cozy one-bedroom flat your new home. It presents an excellent investment opportunity in Galashiels' thriving property market, combined with the property's desirable location and features, it offers the potential for future returns. Whether you're looking to invest or seeking a place to call home, this property provides both a comfortable living experience and promising investment potential.





## LOCATION

4 Scott Crescent is ideally situated in Galashiels, a vibrant town located in the Scottish Borders. Residents can enjoy a variety of amenities within close proximity, including shops, restaurants, parks, and leisure facilities. The flat is also well-connected, with easy access to transportation links, making it convenient for commuters or those looking to explore the surrounding areas. Everything you need is within reach, ensuring a convenient and fulfilling lifestyle. In the heart of the breath-taking landscapes of Scottish Borders, Galashiels has emerged as a flourishing property market, attracting buyers and investors alike. With its rich history, stunning landscapes, and an array of amenities, Galashiels offers a unique combination of charm, convenience, and opportunity. There are plenty benefits of investing in the Galashiels property market; Galashiels is

known for its strong sense of community. Residents enjoy a warm and welcoming atmosphere, where neighbours become friends and relationships are fostered. The town hosts various events and festivals throughout the year, bringing people together and creating a vibrant and inclusive community spirit. This tight-knit environment contributes to a sense of belonging and enhances the quality of life for residents. Despite its serene surroundings, Galashiels benefits from excellent connectivity. The town has well-established transport links, including regular train services to Edinburgh and onto other major cities. This makes commuting or exploring nearby attractions a breeze, allowing residents to enjoy both the tranquillity of Galashiels and the convenience of easy access to urban centres. There are also great bus services to all Borders towns including the x95 running from Edinburgh to Carlisle. Galashiels is surrounded by natural beauty. From rolling hills and lush greenery to tranquil rivers and picturesque countryside, this region offers a captivating backdrop for those seeking a peaceful and idyllic setting. Whether you enjoy outdoor activities, leisurely walks, or simply appreciating nature's wonders, Galashiels provides an abundance of opportunities to connect with the great outdoors. Galashiels boasts a rich history, deeply rooted in its textile industry heritage. The town has played a

significant role in the development of the Scottish Borders, and remnants of its past can still be seen today. From historic buildings to museums and art galleries, Galashiels offers a wealth of cultural experiences for history enthusiasts and art lovers alike. Immerse yourself in the town's heritage and be captivated by its stories. The town provides a wide range of amenities to cater to residents' needs. The town offers a vibrant shopping scene, with a mix of independent boutiques, major retailers, and a bustling market. From cosy cafes to fine dining restaurants, there is no shortage of culinary delights to satisfy every palate. Additionally, Galashiels is home to various recreational facilities, including sports centres, parks, and leisure activities, ensuring there is always something to do for people of all ages.





## AREAS

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
4 Scott Crescent	40	421

*E & oe Measurements taken using a laser measurement device.*

## Energy Performance Certificate

D55

## Fixtures and Fittings

The property is being sold unfurnished. All white goods will be included in the sale

## Services

All mains services are understood to be connected with the main heating system being electric.

## Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

## What3words///

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## Viewing

By appointment with the sole agents.

Edwin Thompson, Chartered Surveyors

76 Overhaugh Street

Galashiels

TD1 1DP

Tel. 01896 751300

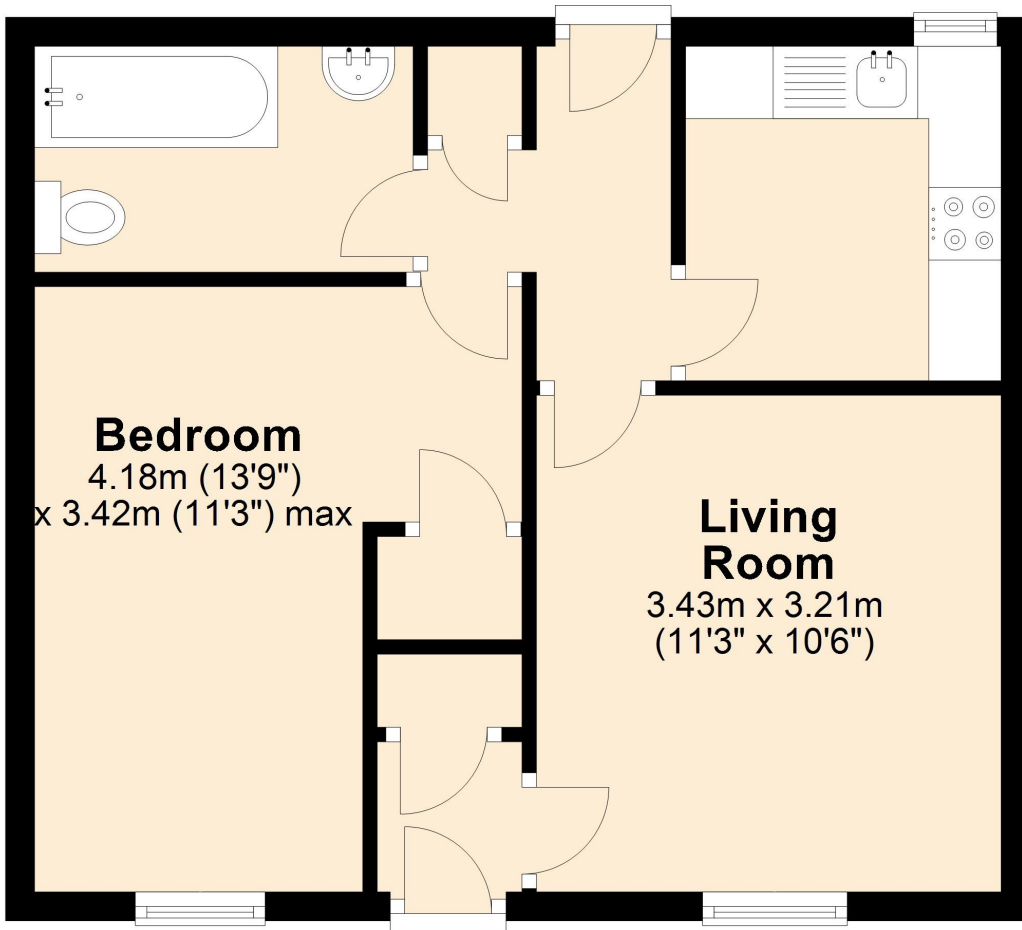
E-mail: [a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)





## Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



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