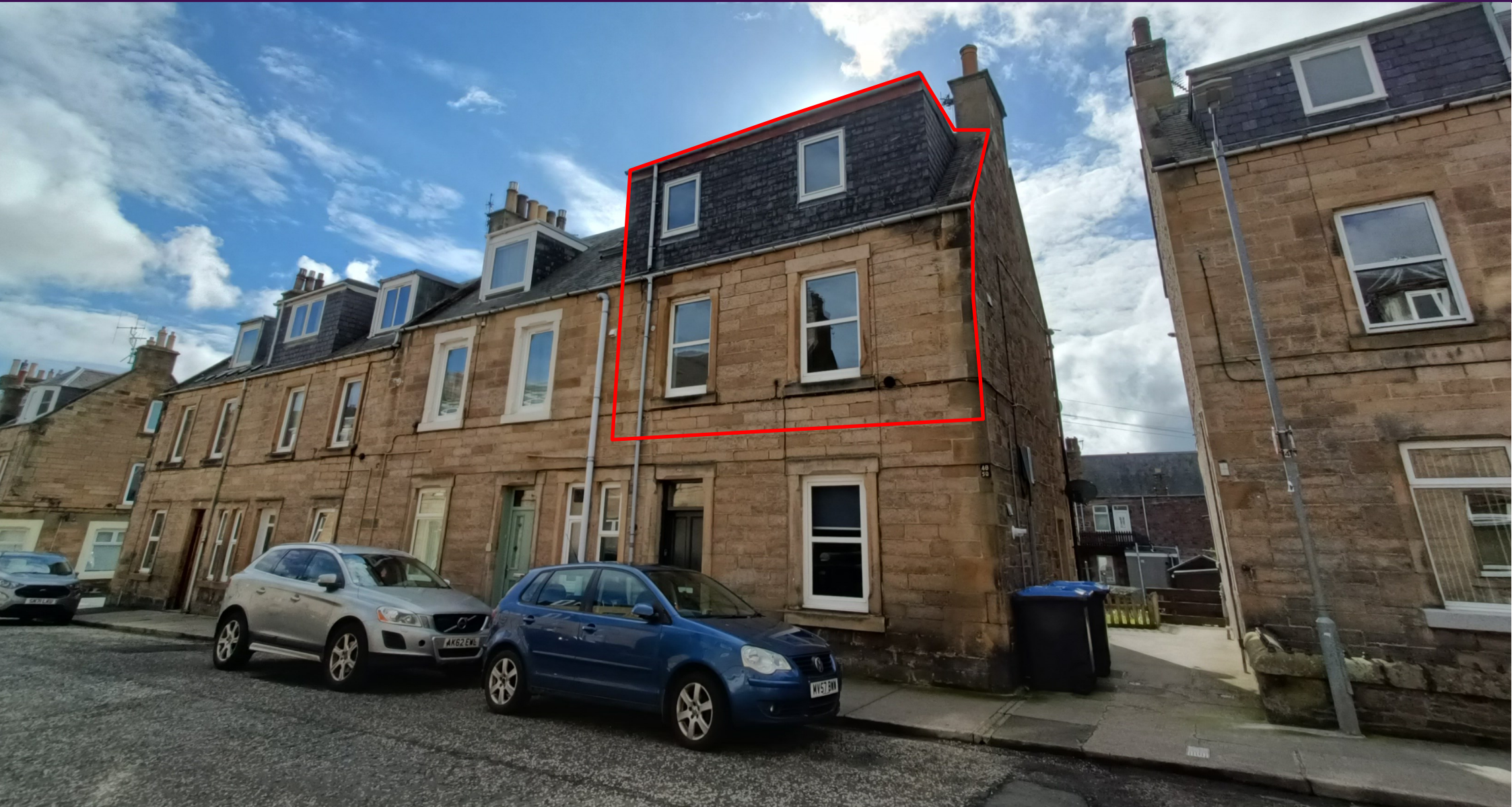


50 VICTORIA STREET

Galashiels, TD1 1HJ

A Fantastic Opportunity To Buy This Three Bedroom Property Situated On A Popular Residential Street
For Sale • Offers Over £115,000

Edwin
Thompson





BRIEF RESUME

- Three Bedroom Flat
- Well Presented Accommodation
- Excellent Investment
- Popular Residential Street

LOCATION

The property is situated just off the town centre. Although the building is situated in a built up residential area the property is in a quiet street not often used as a through road. Victoria Street and the surrounding streets are popular for house hunters and specifically investors looking for buy-to-lets and families will also be drawn to a property of this size.

Situated in the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area.

Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located

at Edinburgh and Newcastle. The east coast main line runs from Berwick Upon Tweed, and The Borders Railway which opened in September 2015 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

On a broader note, the Scottish Borders region offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its' spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens.

From our historic towns to rural villages, wherever you go you will be struck by the warmth

of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, we encourage purchasers from out with the area that a move to the Scottish Borders really could be the best move of their lives.



DESCRIPTION

50 Victoria Street is a first and second floor 3 bedroom flat. It is situated in a popular residential area of Galashiels and is believed to have been constructed in the late 1800's. The property is of traditional stone construction, under a roof clad in slate with flat roof dormers. The property has a private garden which is accessed by a communal path. The property itself is accessed down a driveway to the side of the building and up the communal external stairs to the front door. Internally, the accommodation is spacious and decorated to a neutral state.



ACCOMMODATION

The accommodation currently comprises:

First Floor:

Entrance hall, living room, kitchen, bathroom room.

Second Floor:

Master bedroom, double bedroom and office/single bedroom.

AREAS

The property has been measured to the following approximate areas:

Description	sq m	sq ft
50 Victoria St.	68	731

E & oe Measurements taken using a laser measurement device.

VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300
Fax. 01896 758883
E-mail: a.welsh@edwin-thompson.co.uk



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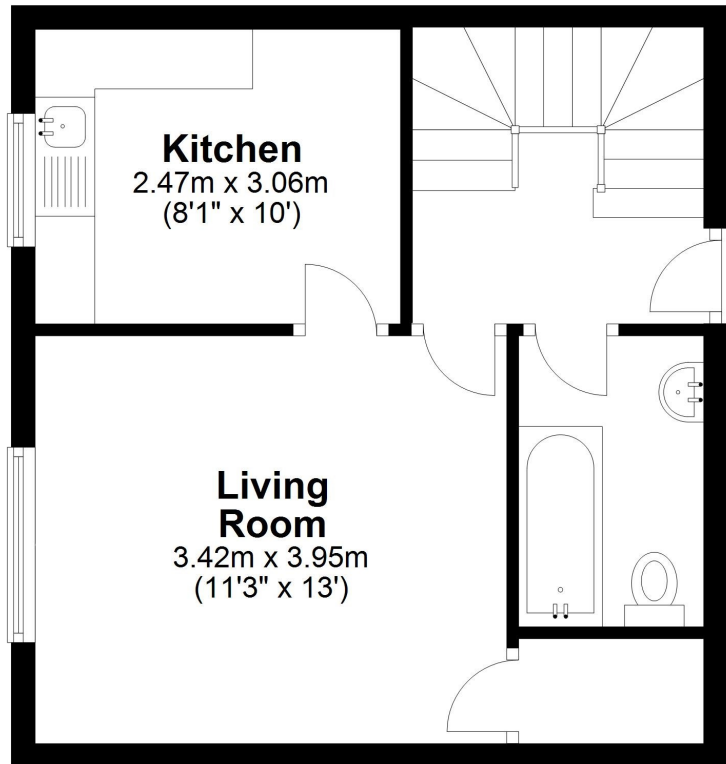
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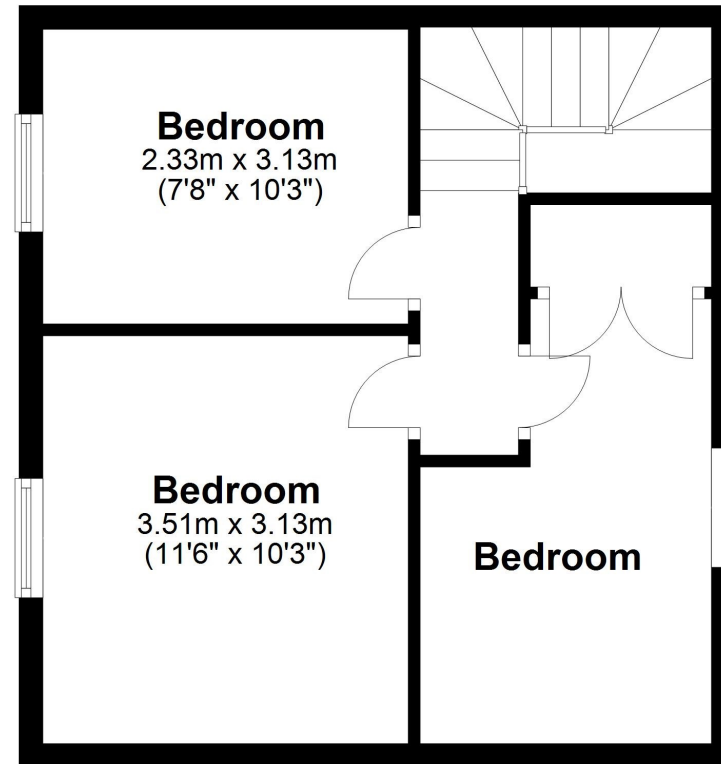
Ground Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 68.4 sq. metres (736.7 sq. feet)



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GALASHIELS, TD1 1HJ

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