

Portolio



40 WILDERHAUGH

Galashiels, Scottish Borders TD1 1PW

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Offers Over £85,000

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Nestled in the heart of the Scottish Borders amongst rolling countryside, the picturesque town of Galashiels is an idyllic haven for those seeking a rural lifestyle within a well-established residential area.

40 Wilderhaugh is a bright and spacious two-bedroom apartment located just a short walk to Galashiels town centre and all local amenities and transport facilities. The property is found in good order throughout. This spacious property comprises a large lounge with a high ceiling, wooden floor & feature fire place. A well appointed kitchen, double bedroom, single bedroom and bathroom. The property benefits from double glazing, gas central heating, a shared garden, and an excellent location. The property is fully up to date with safety having an EICR electricity certificate and a gas safety certificate . The Home Report valuation is £90,000.

With Galashiels train station and the A7 roadway, the area also provides a straightforward commute into Edinburgh – a journey which takes approximately one hour whether by car or rail. Schooling is available in Galashiels at both primary and secondary levels.

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FEATURES

- Bright & Spacious Property
- 2 Bedrooms
- High Ceilings
- Feature Fireplace
- Home Report £90,000
- Double Glazing
- Gas Central Heating

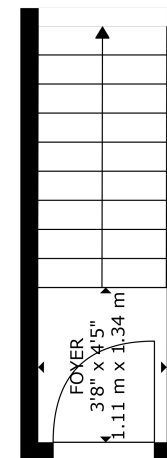


TOTAL: 827 sq. ft. 77 m²
 Below Ground: 43 sq. ft. 4 m², FLOOR 2: 784 sq. ft. 73 m²
 EXCLUDED AREAS: FIREPLACE: 3 sq. ft. 0 m²

FLOOR 2



FLOOR 1



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.