

48a Market Street

Galashiels, Selkirkshire, TD1 3AN

A One Bedroom Flat in the Centre of Galashiels

For Sale • Fixed Price £60,000—Discuss price with Client

Edwin
Thompson





BRIEF RESUME

- Mid Level Flat
- Shared Courtyard
- One Bedroom
- Town Centre Location
- Close to Local Amenities

LOCATION

Galashiels, nestled in the heart of the Scottish Borders, is a bustling town known for its rich textile heritage and scenic beauty. Surrounded by rolling hills and lush countryside, it offers a blend of historical charm and modern amenities. The town boasts a vibrant community, with local shops, cafes, and cultural events that reflect its dynamic spirit. Galashiels is also home to the Borders Railway, providing easy access to Edinburgh and enhancing its appeal as a commuter town. With its welcoming atmosphere and picturesque setting, Galashiels is a delightful place to live, work, and visit.

Market Street is ideally situated in Galashiels town centre with all local shops and amenities right on the doorstep. Residents can enjoy a variety

of local and national shops, cafes, and restaurants, all within walking distance. For those who appreciate outdoor activities, the nearby Gala Water and surrounding countryside offer scenic walking and cycling paths. Excellent transport links, including nearby train and bus services, ensure that commuting to Edinburgh and other neighboring towns is both quick and convenient. The flat will appeal to first time buyers and investors.

DESCRIPTION

48a Market Street is a second floor one bedroom flat in the town centre. The flat will be ideally suited to a first time buyer or investor looking to expand a lettings portfolio. There is some scope to add value through some light upgrading works for investors and owners can put their own stamp on the property.

The open plan living room and kitchen is generously proportioned and overlooks Market Street. The bedroom is situated to the rear of the building and overlooks the rear

courtyard. There is a shower room off the entrance hallway with three piece suite. The property has double glazing.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance hall, stairs to second floor.

Second Floor: Entrance hall, open plan kitchen/ living room, bedroom, shower room.

Externally: Shared access courtyard.

AREAS

The property has been measured to the following areas:

| Description | sq m | sq ft |
|-------------------------------|------|-------|
| 48a Market Street, Galashiels | 32 | 344 |

E & o e please note that these measurements have been taken from the EPC register.





SERVICES

Mains electricity, water and drainage are understood to be connected. The main heating system is electric with instantaneous hot water.

COUNCIL TAX

Council Tax Band A.

EPC

EPC rating: E

TENURE

Freehold

VIEWING

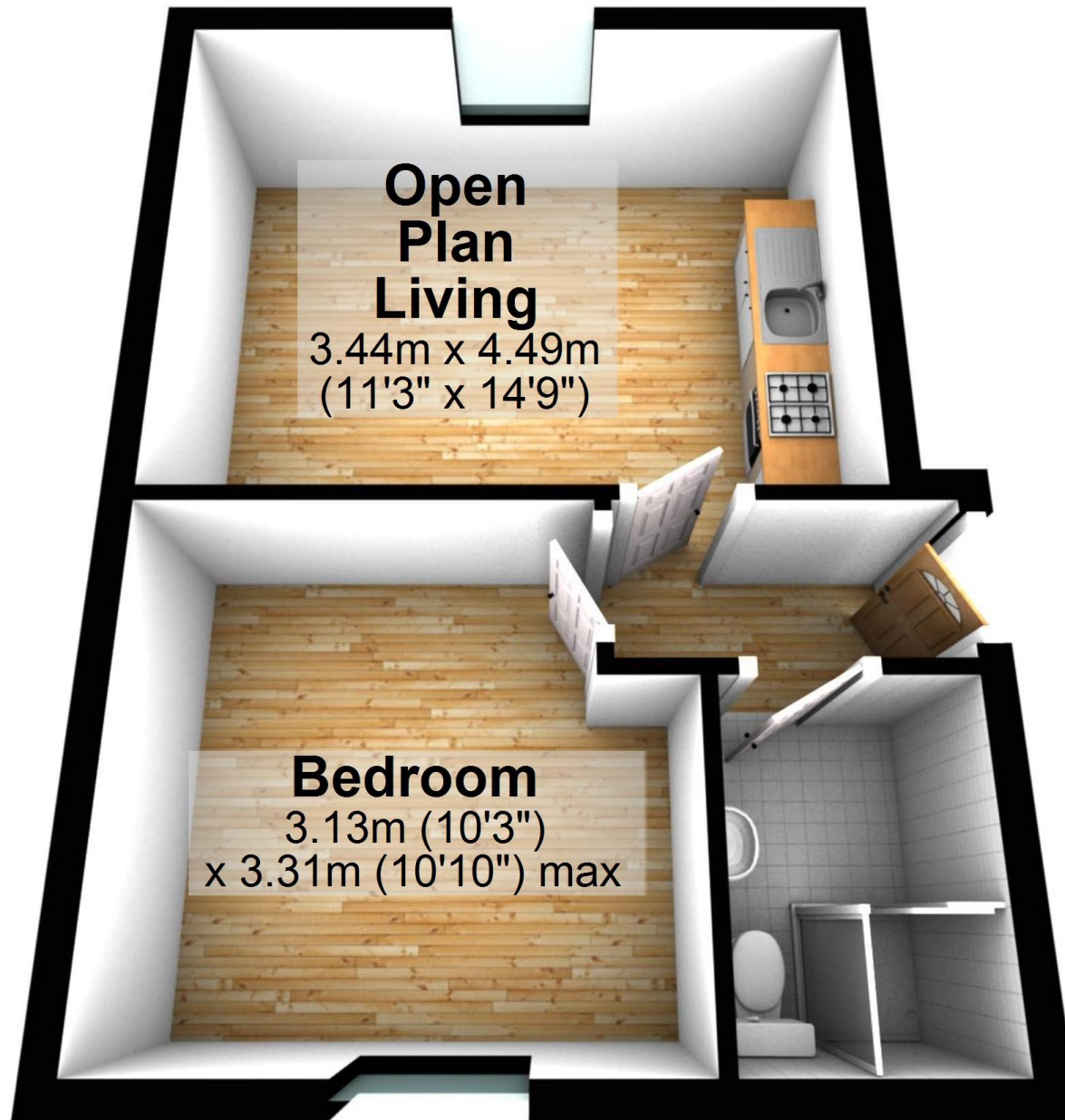
By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no.07428207)





48a Market Street

Galashiels, Selkirkshire, TD 3AN

Edwin
Thompson



Galashiels Office

T: 01896 751300
Edwinthompson.co.uk