

16/3 Channel Street

Galashiels, TD1 1BA

A Modern Two Bedroom, First Floor Flat Located In The Town Centre
For Sale As A Whole • Guide Price £80,000 are invited

Edwin
Thompson





BRIEF RESUME

- Two Bedroom Flat
- First Floor
- Modern Decoration
- The Property is Spacious and Flexible
- Town Centre Location
- NIA 87 sq m (946 sq ft) or thereby

DESCRIPTION

16/3 Channel Street is a first floor flat having just undergone a schedule of decoration by the current tenants. It is situated in a popular residential area of Galashiels and is believed to have been constructed in the 1800’s. The property is of traditional stone construction, under a roof clad in slate. The property is believed to have no external garden grounds. Internally, the accommodation is spacious, flexible and is decorated to a good modern standard.

LOCATION

The property is situated in the town centre. Although the building is situated close to a relatively busy street property in its elevated position does not suffer from road/ pedestrian noise. Channel Street and the surrounding streets are popular for house hunters and specifically investors looking for buy-to-lets.

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

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 outwith the area that a move to the Scottish Borders really could be the best move of their lives.

AREAS

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

| Description | Sq m | Sq Ft |
|---------------------|------|-------|
| 16/3 Channel Street | 87 | 936 |

E & oe Measurements taken using a laser measurement device.



Accommodation

The accommodation currently comprises:
First Floor: Entrance hall, living room, dining kitchen, two bedrooms with storage, shower room.

Energy Performance Certificate

D60

Services

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

Tenure

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

What3words///

confining.puddings.concluded

Viewing

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
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