



GILSON GRAY

LAW • PROPERTY • FINANCE

29 SCOTT STREET

Galashiels, Scottish Borders, TD1 1HW



This one-bedroom, main-door ground-floor flat in Galashiels offers an ideally proportioned home for first-time buyers, professionals, couples, downsizers, and rental investors alike. It would now benefit from a degree of modernisation, giving the new owner an exciting opportunity to style to their own taste. Furthermore, the flat benefits from access to a well-maintained shared garden and it lies close to amenities, with a shop for essentials just along the street and additional amenities nearby, including supermarkets, independent retailers, high street stores, the train station (with regular services to Edinburgh), leisure facilities, and scenic outdoor spaces.

Extras: Kitchen appliances comprising a fridge, cooker, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Main-door ground-floor flat in Galashiels
- Well-located close to amenities
- Excellent opportunity for modernisation
- Entrance hallway
- Spacious living room with fireplace
- Fitted kitchen
- Double bedroom with built-in storage
- Three-piece shower room
- Access to sunny, well-kept shared garden
- Unrestricted on-street parking



"THIS ONE-BEDROOM
MAIN-DOOR FLAT IN
GALASHIELS IS SURE
TO APPEAL TO A
WEALTH OF BUYERS."



EPC RATING:

D

COUNCIL TAX BAND:

A

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



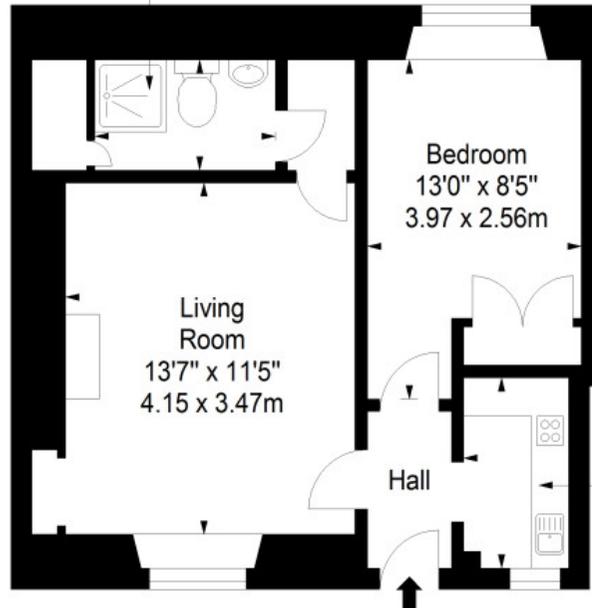
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Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Shower Room
7'0" x 4'3"
2.13 x 1.29m



Bedroom
13'0" x 8'5"
3.97 x 2.56m

Living Room
13'7" x 11'5"
4.15 x 3.47m

Hall

Kitchen
7'4" x 4'2"
2.23 x 1.27m

Total area: approx. 37.2 sq. metres (400.4 sq. feet)

EDINBURGH

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0131 516 5366



GLASGOW

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G2 2HQ
0141 530 2021



EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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BORDERS

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