

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Wilder Place, Galashiels, TD1 1PL

**Guide Price £55,000**



2 Wilder Place is situated in a popular area of Galashiels, close to most amenities and within comfortable reach of the town centre. It is accessed via stone staircase to the rear of the block, and is located on the top floor, providing comfortably proportioned accommodation. The property does require to be refurbished throughout and would be perfectly suited to those seeking a development opportunity at an affordable price. Some roof repairs have recently been carried out. Done up to a good standard, it would be an ideal starter property or investment opportunity. Outside, there is a shared area of ground to the rear.



# 2 Wilder Place, Galashiels, TD1 1PL

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Accommodation:  
Entrance Stair & Hallway  
Lounge  
Kitchen  
Double Bedroom  
Box Room  
Bathroom

Gas Central Heating  
Double Glazing

Communal garden to the rear

## Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley rail link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

## Fixtures and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

## Services

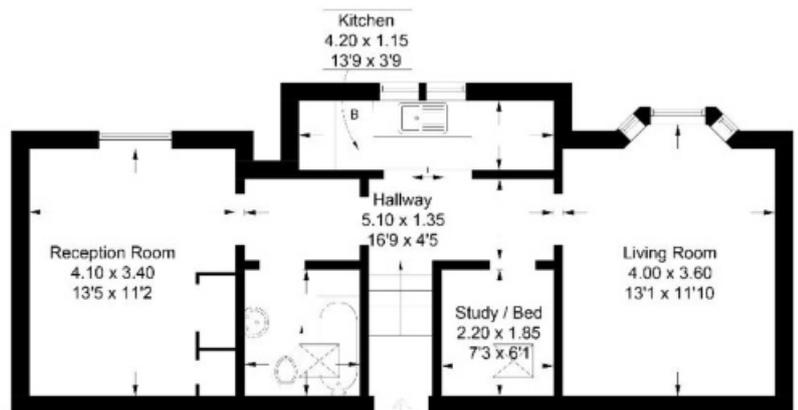
Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

## EPC

D

## Council Tax

A



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