



*BRIGHT AND SPACIOUS GROUND-FLOOR  
LIVING IN A DESIRABLE GALASHIELS LOCATION*



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Situated on the ground floor of a well-established residential area, this charming two-bedroom flat on Langlee Road, Galashiels, offers a comfortable and practical living space.

As you step inside, you're welcomed by a long hallway leading you through the property. To the left, the spacious living room is bathed in natural light from large windows, creating a bright and inviting atmosphere. Opposite to this, is the well-equipped kitchen which features generous countertop and cupboard space, making it both functional and stylish.







At the end of the corridor, you'll find two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobe space for added convenience. Completing the home is a modern three-piece bathroom suite.

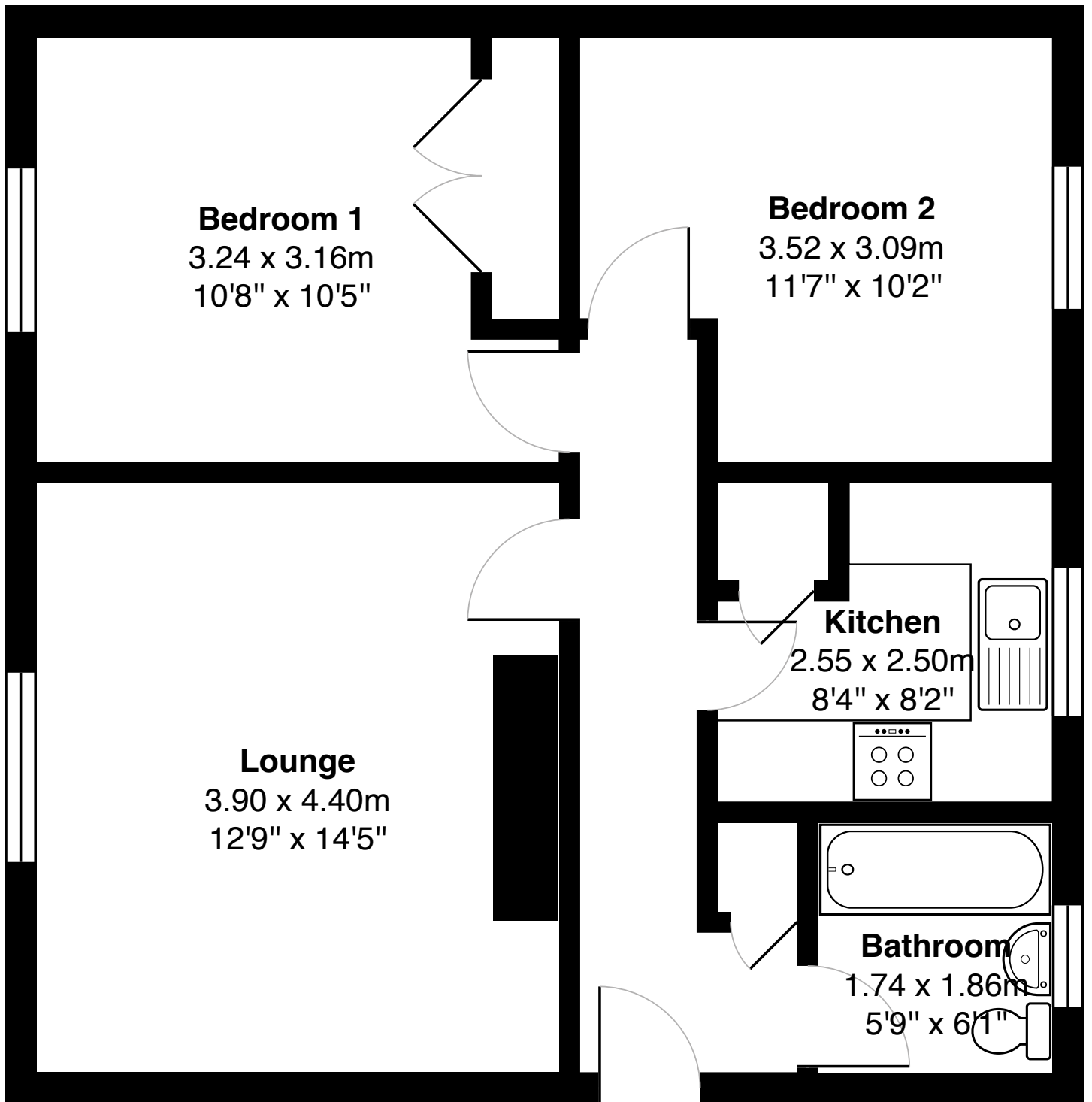




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>

EPC Rating: D



Externally, the property enjoys access to communal gardens, providing a pleasant outdoor space to enjoy. Ideally located close to local amenities, Borders College, and transport links, this flat is an excellent opportunity for first-time buyers, downsizers, or investors alike.







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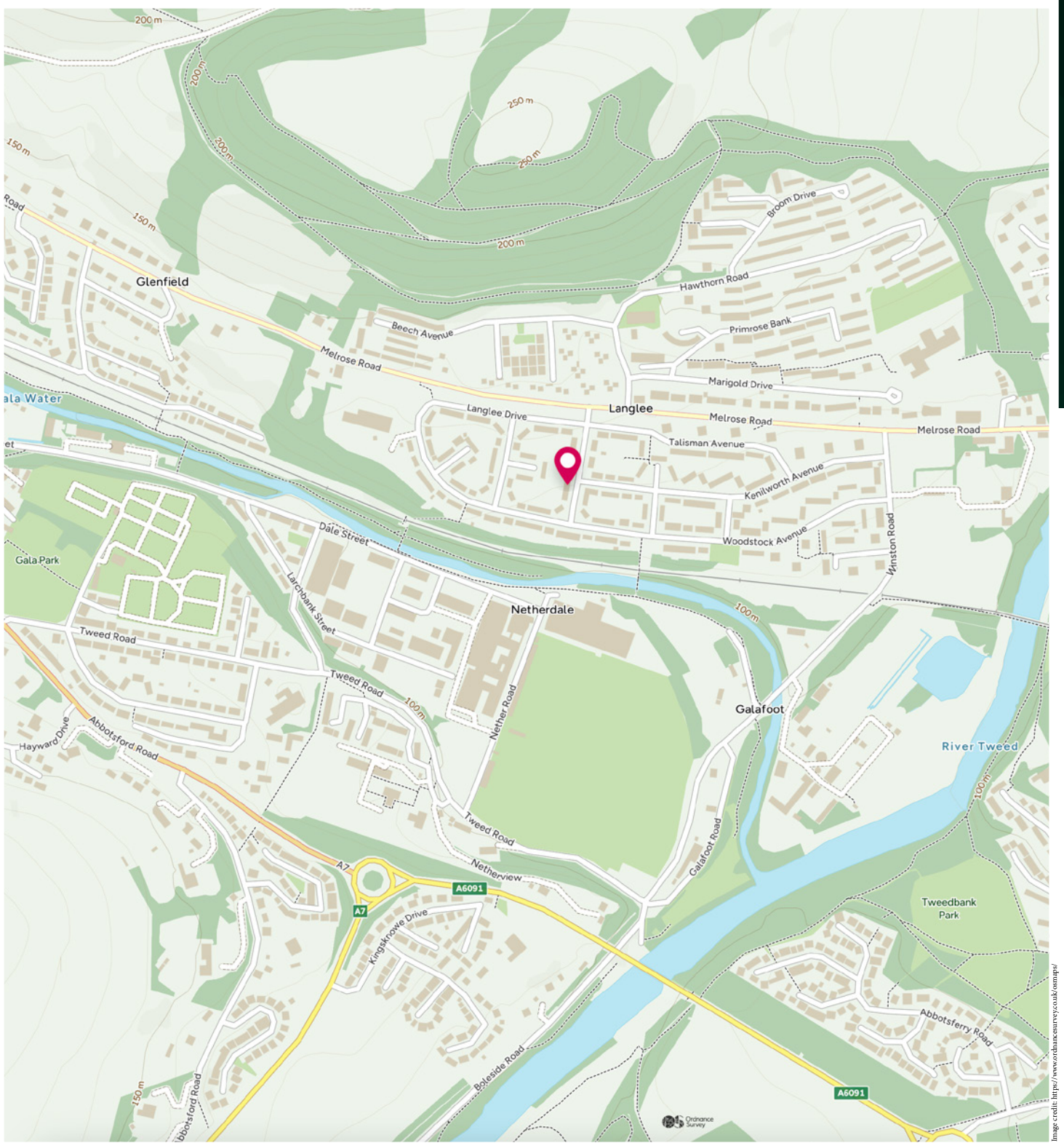
Galashiels is a vibrant town offering a wide range of activities and amenities. Just a short drive away, Gala Water Retail Park provides a variety of shopping options, with popular stores such as M&S Simply Food, Next, New Look, Boots, Pets at Home, and Clarks. The retail park is conveniently located next to major supermarkets like Tesco and ASDA. For those seeking leisure and entertainment, Tweedbank Sports Centre, The Borders Sport and Leisure Centre, and the Borders School of Music offer plenty of opportunities to keep the whole family engaged. Additionally, the town boasts numerous charming cafés to relax and unwind.

Education is well catered for in Galashiels, with several primary schools, one secondary school, and further education options including Heriot-Watt University and Borders College.

Transport links are excellent, with the Borders Railway providing a half-hourly service at peak times, seven days a week. The railway connects Tweedbank in the Scottish Borders to Edinburgh Waverley, offering access to national and international rail networks within an hour. For those traveling by bus, destinations such as Kelso, Jedburgh, Duns, Edinburgh, Berwick-upon-Tweed, and Carlisle are easily accessible.

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## The Location



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