



16/1 Channel Street

GALASHIELS, TD1 1BA

Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.21m (13'10")
Dining Area	3.30m (10'10") x 2.64m (8'8")
Kitchen	4.05m (13'3") x 2.97m (9'9")
Bedroom 1	4.40m (14'5") x 3.67m (12')
Bedroom 2	3.53m (11'7") x 3.19m (10'6")
Bathroom	3.12m (10'3") x 1.51m (4'11")

Gross internal floor area (m²): 91m²

EPC Rating: D