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## 74 Kirk Brae, Galashiels, TD1 1NH

**£412 Per month**

A charming ground floor flat with own entrance comes to the market in pristine condition having undergone an extensive refurbishment throughout. The flat which is in an easy walk to the town centre of Galashiels, with the train station being approximately a 15 min walk. The flat comprises: hall, sitting/dining/kitchen, double bedroom and bathroom with plumbed shower over the bath. Unfurnished but includes gas hob and electric oven. Gas fired central heating. Sorry no pets. The flat is to be let under Mid-Market Rent and all tenants would need to meet the qualifying criteria which is as follows:

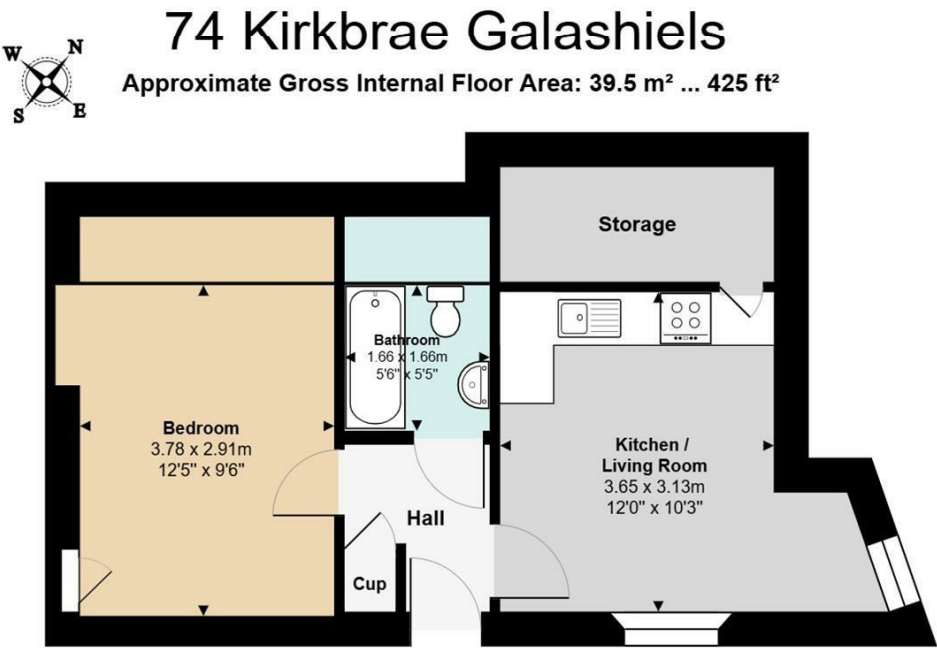
1. Household income must not exceed £50,000 before tax or £30,000 before tax for single occupancy.
2. The applicant's income meets the affordability threshold to sustain the tenancy. We recommend that the rent should not be more than 35% of the household net income.
3. The applicant and their household will use the property as their permanent and only home.

EPC = C. LL Reg No: 539520/355/06032  
LARN 2505003





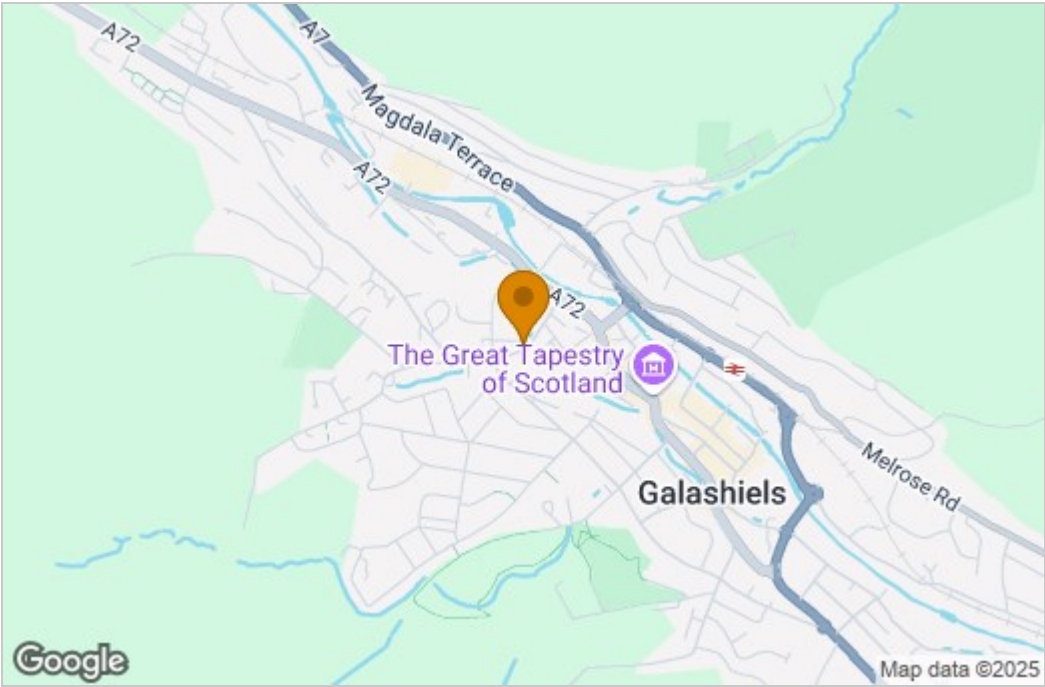
Floor Plan



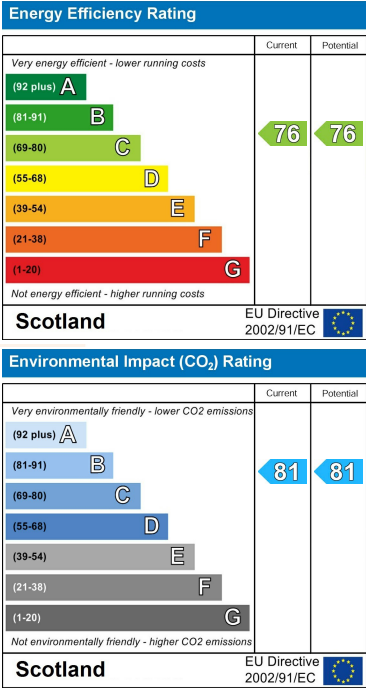
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.