CULLEN KILSHAW
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142 St Andrew Street, Galashiels

TD1 1DY

Guide Price £55,000

142 St Andrew Street is a compact one bedroom first floor flat, located in a popular residential area, close to good amenities and within easy walking distance of the town centre and railway station. The property is presented good order and would be ideal as a first time purchase, potential rental investment or occasional residence. Viewing recommended.

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Hall
Lounge
Kitchen
Bedroom
Shower Room

Gas Central Heating
Double Glazing

Shared Garden to Rear
Shed

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 Railway 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services
Mains drainage, water, gas and electricity. Gas central heating, double glazing.

EPC
C

Viewing
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.

142 St. Andrew Street, Galashiels
Approximate Gross Internal Area = 29.5 sq m / 317 sq ft

Living Room
3.97 x 3.52
13'0 x 11'7

Bedroom
2.32 x 2.18
7'7 x 7'2

Kitchen
3.86 x 1.47
12'8 x 4'10

Entrance Hall

IN

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