

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 12 Tea Street, Galashiels

TD1 3JP

**Guide Price £140,000**



12 Tea Street is tucked away enjoying a nice quiet aspect yet is extremely well positioned for the town centre, primary and secondary schooling all of which are just a short distance on foot. The accommodation is well planned and spacious, perfectly suited to those searching for a family home on which they can make their own mark and although some modernisation is required it has been well maintained. Outside, there are good sized enclosed gardens to the front and rear.



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Ground Floor:  
Entrance Hall  
Lounge with patio doors to the front garden  
Rear Hall  
Dining Kitchen

First Floor:  
Three Double Bedrooms  
Shower Room  
Gas Central Heating  
Double Glazing  
Enclosed gardens



**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 floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

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

**EPC:**

C

**Council Tax Band:**

B

**Entry:**

By mutual agreement.



Interested in this property?  
**Galashiels**  
Call 01896 758311

27 Market Street,  
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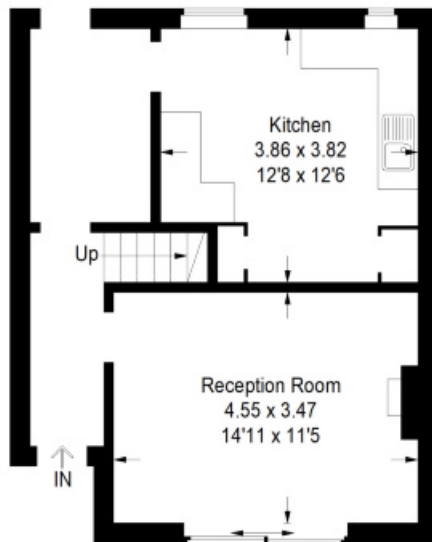
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
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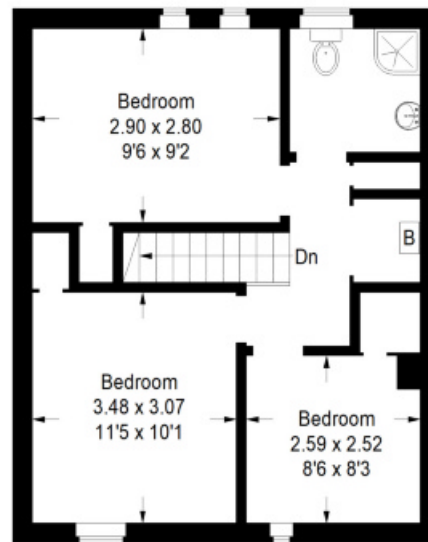


## 12 Tea Street, Galashiels, TD1 3JP

Approximate Gross Internal Area = 84.9 sq m / 914 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID803475)

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