

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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15 Dale Street, Galashiels

TD1 3EJ

Guide Price £110,000



15 Dale Street is a most attractive semi-detached cottage, occupying a convenient location which is within comfortable reach of the town centre and is just a 5 minute walk from Heriot-Watt University. The property provides superb potential to extend out to the rear (subject to planning consents) and although some general modernisation is required it offers scope to improve to ones own taste as desired. With the accommodation arranged on one level it is an attractive proposition and comes with a generous, south facing private garden which includes two outbuildings. Ample parking is available on street.



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Accommodation
Hall
Lounge
Kitchen
Two Bedrooms
Bathroom
Rear Porch
Double Glazing
Electric Heating
Generous south facing enclosed garden to the rear
Two Outbuildings



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, and electricity. Double Glazing. Electric heating.

EPC:

F

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

B

Entry:

By mutual agreement.



Interested in this property?
Galashiels
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Galashiels, TD1 3AF
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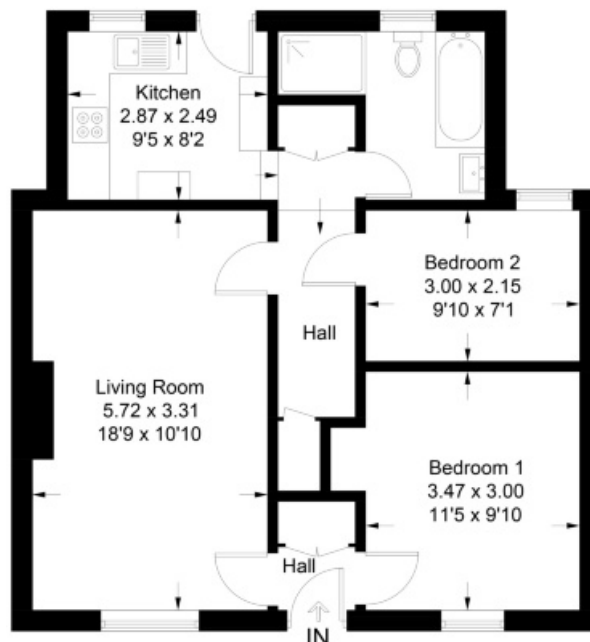
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15 Dale Street, Galashiels, TD1 3EJ

Approximate Gross Internal Area = 59.8 sq m / 644 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4us.com © (jD814334)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.