

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 13 High Street, Galashiels, TD1 1RY

**Guide Price £150,000**



13 High Street is an impressively spacious townhouse which is positioned in the heart of Galashiels, opposite the new Great Tapestry of Scotland building, with most amenities on the doorstep and just a short stroll from the nearby transport interchange. This attractive sandstone property has its accommodation arranged over two floors, with the main entrance at ground level, and has been refurbished by the current owner boasting modern kitchen and bathroom fittings in amongst more traditional features such as cornicing, window panelling, and fireplaces. Of particular note is the large open plan kitchen/reception room whilst the remainder of the layout is very adaptable allowing scope to change to suit ones own style of living. Viewing of this property comes very highly recommended in order to fully appreciate its size and layout.



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First Floor  
Internal Stair  
Hallway  
Large Kitchen/Reception Room  
Dining Room  
Sitting Room  
Double Bedroom  
Bathroom

Second Floor  
Three Double Bedrooms  
Shower Room  
Access to roof space

Electric Heating  
Double Glazing



### 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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures & Fittings

The sale shall include all light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water and electricity. Double Glazing. Newly installed electric heating.

### EPC

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

C

### Entry

By mutual agreement



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

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

|             |                       |
|-------------|-----------------------|
| Galashiels, | Tel 01896 758 311     |
| Jedburgh,   | Tel 01835 863 202     |
| Hawick,     | Tel 01450 3723 36     |
| Kelso,      | Tel 01573 400 399     |
| Melrose,    | Tel 01896 822 796     |
| Peebles,    | Tel 01721 723 999     |
| Selkirk,    | Tel 01750 723 868     |
| Langholm,   | Tel 013873 80482      |
| Annan,      | Tel 01461 202 866/867 |



**13 High Street, Galashiels, TD1 1RY**

Approximate Gross Internal Area = 200.1 sq m / 2154 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1020413)

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.