

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Store Close, Galashiels

TD1 1EP

Guide Price £155,000



Located in the heart of Galashiels, this spacious 3 bedroom property offers the perfect blend of comfort and convenience whilst still enjoying a secluded location. Ideal for families or those seeking the ideal starter property all within easy reach of the town amenities. The home accommodation comprises: Living room, sitting room, office, kitchen and family bathroom downstairs, whilst upstairs there are 3 bedrooms, 1 with an ensuite and 1 with a study. Externally, there is a shared courtyard area.



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Vestibule
Living Room
Sitting Room
Office
Kitchen
Family Bathroom
3 Bedrooms (1 with ensuite & 1 with office)

Gas Central Heating
Double Glazing

Shared Courtyard



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

The sale shall include all carpets & floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

E

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Langholm,	Tel 013873 80482
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1 Store Close, Bank Street, Galashiels, TD1 1EP

Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1191119)

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.