

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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39 Dean Street, Galashiels, TD1 1LY

Guide Price £210,000



Dean Street is one of the most sought after and popular areas of Galashiels and number 39 is a beautifully presented terraced property; perfect for those searching for an easily managed family home which is ready to move into. The layout is deceptively spacious; featuring excellent living space at ground level with the formal lounge to the front including a wood burning stove, a spacious & modern dining kitchen with snug off opening out onto the garden, and a handy downstairs shower room. Upstairs there are three bedrooms and a family bathroom, whilst there is also a useful floored attic room which could be used for a variety of purposes. Outside, there is a good sized enclosed garden to the rear with mixture of lawn and patio and there is also garden to the front. Plenty of parking is available on street.



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Ground Floor:
Entrance Hall
Lounge
Dining Kitchen
Snug/Sun Room
Shower Room

First Floor:
Three Bedrooms
Bathroom

Floored Attic Room

Gas Central Heating
Double Glazing

Enclosed Garden



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 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

E

Council Tax Band

D

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement

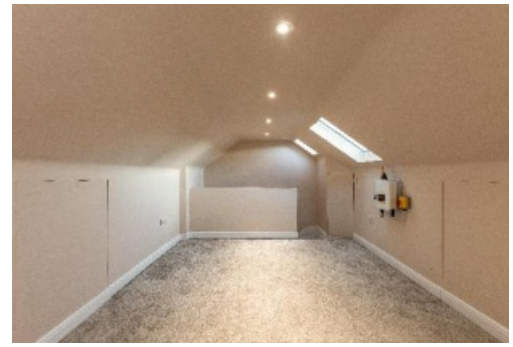


Interested in this property?
Call 01896 758311

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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



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Approximate Gross Internal Area = 119.3 sq m / 1285 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160443)

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.