

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**33 Dean Street,  
Galashiels, TD1 1LY**

**Guide Price £235,000**



This spacious end terraced property, located in a highly sought-after area of Galashiels, presents an exceptional opportunity for families seeking a comfortable and versatile living space. The home has been thoughtfully extended in the past, resulting in a generous dining kitchen that is perfect for entertaining and family gatherings. Additionally, the property features a delightful conservatory at the rear, providing a bright and airy space to relax and enjoy the surrounding garden views. The inviting lounge, complete with a charming bay window, offers a cozy atmosphere. With three well-proportioned bedrooms, this property caters to various living arrangements, ensuring ample space for everyone. The large garden, which extends across the front, side, and rear of the property, is ideal for outdoor activities, gardening, or simply enjoying the outside space. Furthermore, the inclusion of a detached garage adds convenience and additional storage options, making this property a truly desirable find in Galashiels.





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Ground Floor:  
Entrance Hall  
Lounge with bay window  
Large Kitchen & Dining Area  
Conservatory  
Utility  
Downstairs WC

First Floor:  
Three Bedrooms  
Bathroom

Generous gardens to front, side & rear  
Detached Garage





### 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. Situated only a few minutes' walk from Galashiels Academy, and from two primary schools, it is also only around 10 minutes' walk to the centre of Galashiels and to the transport interchange.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, gas and electricity. Gas central heating. Double Glazing.

### EPC Rating

D

### 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  
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Hawick, Tel 01450 3723 36  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



### 33 Dean Street, Galashiels, TD1 1LY

Approximate Gross Internal Area = 121.0 sq m / 1302 sq ft

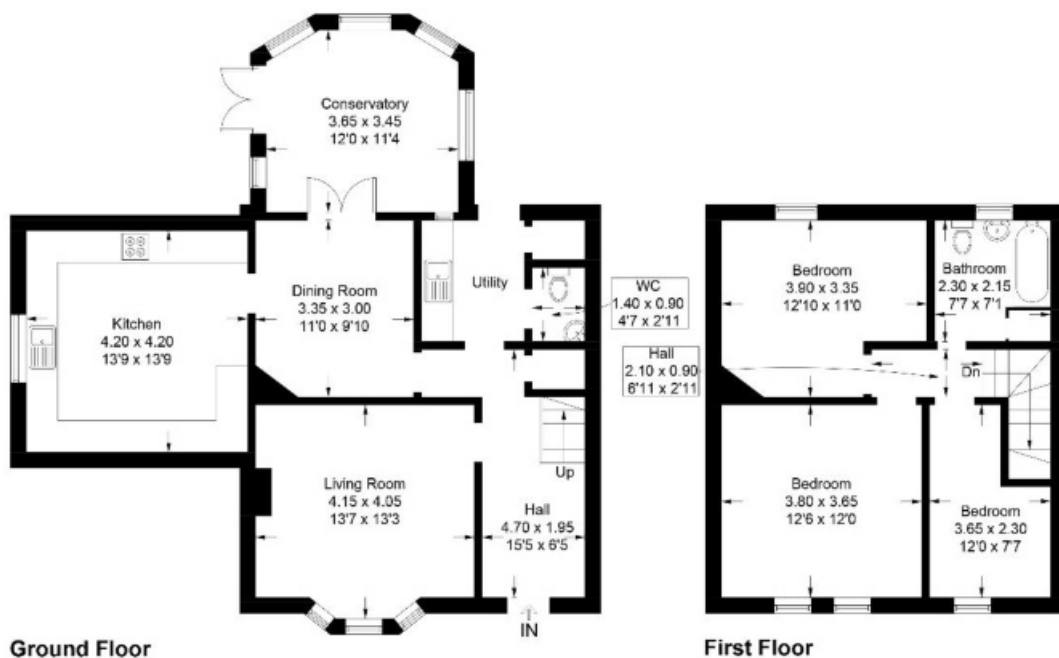


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180337)

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.