

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



2 Chapel Street, Galashiels, TD1 1BU

Guide Price £80,000



2 Chapel Street is the perfect blend of convenience and privacy with this ground floor flat, ideally situated in a central location. The well proportioned accommodation features both front and rear door access. While the flat is well maintained, it offers ample opportunity for personalisation and modernisation, making it an ideal starter home or a manageable option for those looking to downsize. Enjoy the added benefit of a private garden area designed for low maintenance, allowing you to relax and unwind. With all essential facilities and a transport interchange just a short walk away, this property is perfectly positioned for a comfortable lifestyle.



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Accommodation:
Entrance Hall
Lounge
Kitchen
Two Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Private areas of garden to the front & rear



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, kitchen fittings and bathroom fittings.

Services

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

EPC Rating

D

Council Tax Band

A

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

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 = 55.0 sq m / 592 sq ft

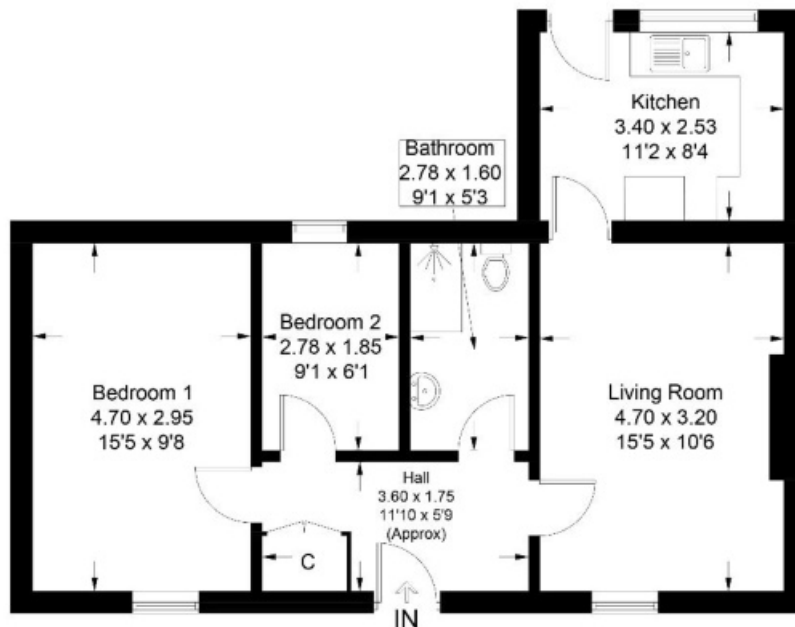


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188929)

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.