

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 27a High Buckholmside, Galashiels, TD1 2HR

Guide Price £95,000



27a High Buckholmside is a bright and surprisingly spacious ground floor apartment, located within a highly convenient area of Galashiels which is just a short distance on foot to the town centre and the transport interchange. The living accommodation is set to the rear, enjoying a quiet aspect, with the living room being particularly spacious and affording enough space for dining furniture if desired. There are two good sized bedrooms and a well appointed bathroom. The property is presented in very good order throughout and be perfect as a starter home, investment opportunity or easily managed home to downsize to; particularly with the accommodation being on one level.



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Accommodation:  
Entrance Hallway  
Spacious Lounge/Dining Room  
Kitchen  
Two Bedrooms  
Shower Room

Gas Central 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 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

B

### Council Tax Band

B

### 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  
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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 = 66.7 sq m / 718 sq ft

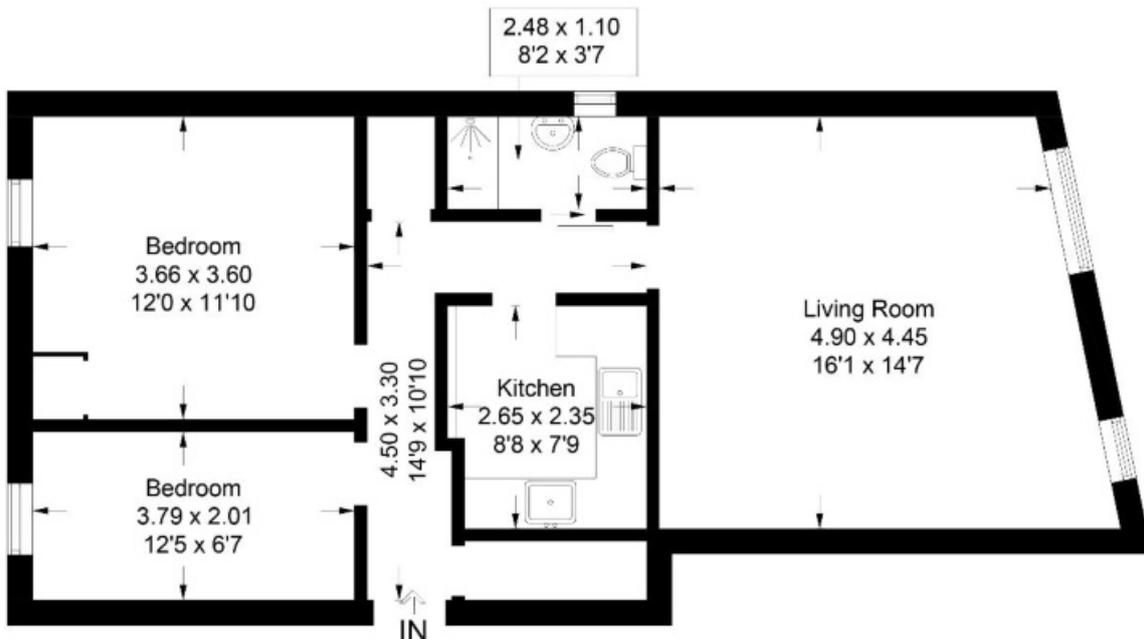


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193807)

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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.