

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**32 St John Street,  
Galashiels, TD1 3JX**

**Guide Price £140,000**



32 St John Street is a centrally located first and upper floor flat, located in a popular area of town which is a short distance on foot to most amenities whilst also being relatively private and quiet. Accessed to the rear by a flight of stone steps, the property has double doors leading into a useful entrance porch in turn providing access to the accommodation itself. The layout is spacious and well planned, benefiting from a large open plan lounge/kitchen providing the perfect focal point. The property has been successfully been let out in the past and, as such, would make an ideal investment opportunity but would also equally suit those looking for a primary residence on which they can make their own mark. Outside, there is a shared area of garden whilst parking is available on street.





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First Floor:  
Entrance Porch  
Hallway  
WC  
Lounge/Kitchen  
Double Bedroom

Second Floor:  
Three Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Shared 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, kitchen fittings and bathroom fittings.

### Services

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

### EPC Rating

E

### 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  
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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 |



### 32 St. John Street, Galashiels, TD1 3JX

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft

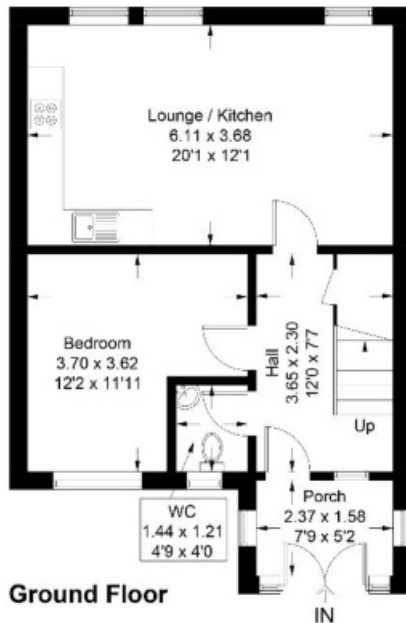


Illustration for identification purposes only, measurements are approximate, not to scale. Fourisbs.co © (ID1212688)

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.