

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

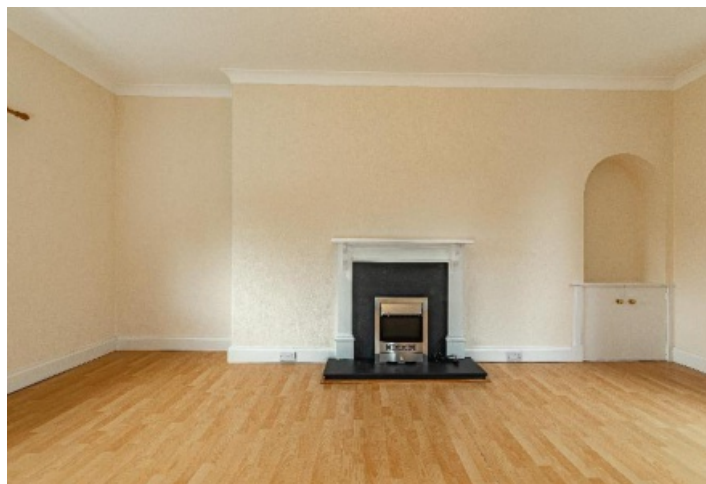
WWW.CULLENKILSHAW.COM



22 Scott Crescent, Galashiels

TD1 3JS

Guide Price £120,000



22 Scott Crescent is a well-presented first and upper floor property, ideally situated in a sought-after and highly convenient area of Galashiels. The accommodation is arranged over two levels, offering bright and spacious living throughout. On the lower level, the property features a generous lounge, breakfasting kitchen and a well-appointed bathroom. Upstairs, there are two double bedrooms and a WC, providing added practicality for everyday living. Externally, the property benefits from a private area of garden. Ample on-street parking is also available. This property would make an excellent starter home or rental investment, offering both comfort and convenience in a popular location.



22 Scott Crescent, Galashiels

TD1 3JS

Guide Price £120,000

Hall
Lounge
Breakfasting Kitchen
Two Double Bedrooms
Bathroom
WC

Gas Central Heating
Double Glazing

Garden



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

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

Services

Mains drainage, water, gas and electricity. Gas central heating & double glazing.

EPC

C

Council Tax Band

B

Viewing

Strictly 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



22 Scott Crescent, Galashiels, TD1 3JS

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft
(Including Attic)

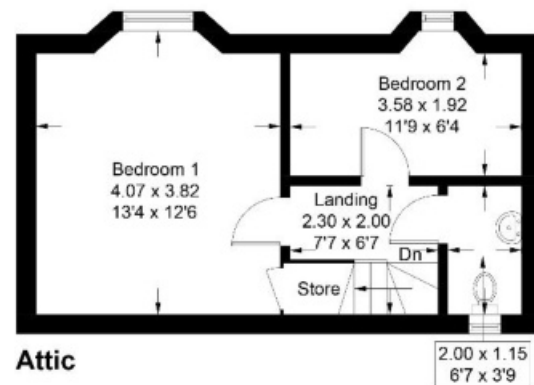


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1220784)

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.