



**24 Sime Place,
Galashiels, TD1 1ST**



A spacious and well-maintained upper floor apartment extending to approximately 73 sqm, situated in a sought-after private residential courtyard. This attractive property offers versatile accommodation with two double bedrooms, an L-shaped lounge and dining room, a modern kitchen, family bathroom, and utility area.

The kitchen benefits from modern appliances and is less than two years old, ensuring a contemporary cooking environment. The apartment also features an easily accessible partially floored attic space via a static staircase—offering exciting potential for future development subject to planning permission.

Internally, the property is neutrally decorated throughout and includes its own external understairs storage cupboard. Residents also enjoy the convenience of one private parking space within the communal courtyard.

Centrally located, with amenities within easy reach, this apartment is ideal for first-time buyers, investors, or those looking for a property with development potential. Presented in turnkey condition, it offers a rare opportunity in a private and peaceful setting.

Key Features:

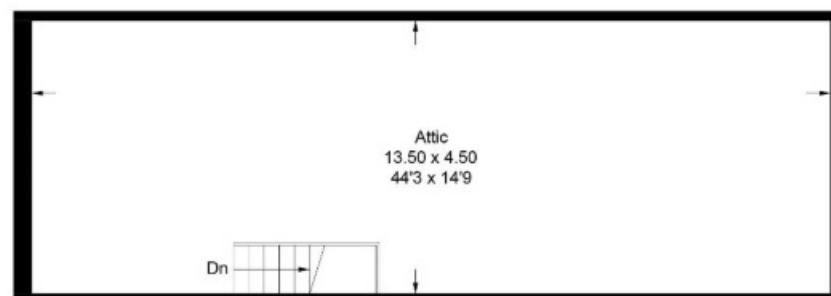
Spacious Upper Floor Apartment – Approximately 73 sqm with generous living areas.

Two Double Bedrooms – Comfortable and well-proportioned rooms.

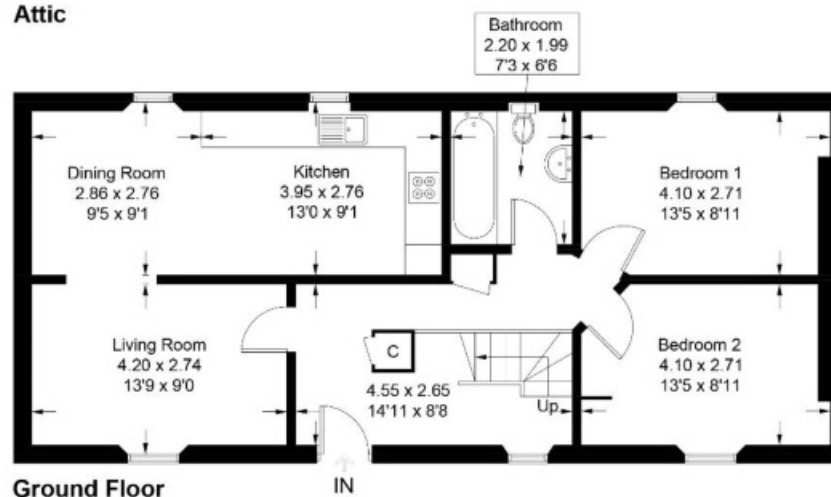
L-Shaped Lounge and Dining Room – Ideal for flexible living and entertaining.

24 Sime Place

Approximate Gross Internal Area = 132.4 sq m / 1425 sq ft



Attic



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237432)

Situation

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. 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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and Fittings

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

Services

Mains gas, electricity, water and drainage.

Home Report Value | EPC

£125,000 | EPC: C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Viewings

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Galashiels on 01896 758311.

Interested in this property?
Galashiels
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



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.