

Galashiels
Call 01896 758311

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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



A modern and well-presented two-bedroom ground floor apartment, located in a popular residential area of Galashiels. Extending to approximately 65 sqm, the property offers bright and comfortable accommodation, ideal for first-time buyers, investors, or those seeking ground-floor living.

The internal layout comprises a welcoming entrance hallway, a spacious lounge with adjoining modern kitchen, two generous double bedrooms, and a stylish, well-appointed shower room. Freshly decorated throughout, the apartment is move-in ready.

One of the few properties in the area to benefit from a private, enclosed rear garden, it provides a low-maintenance outdoor space ideal for relaxing or entertaining. The property also includes a private parking space, adding to its appeal.

Early viewing is highly recommended.

Key Features:

Two Double Bedrooms – Spacious and versatile rooms, ideal for couples, small families, or home office use.

Ground Floor Accommodation – Easily accessible layout, perfect for those seeking single-level living.

Private Enclosed Garden – A rare feature in the area, offering a secure and low-maintenance outdoor space.

Modern Open-Plan Living – Bright lounge with adjoining kitchen, ideal for contemporary living.

Freshly Decorated Throughout – Recently updated interiors, ready for immediate occupation.

Private Parking Space – Convenient off-street parking included with the property.

22 Sime Place

Approximate Gross Internal Area = 67.1 sq m / 722 sq ft

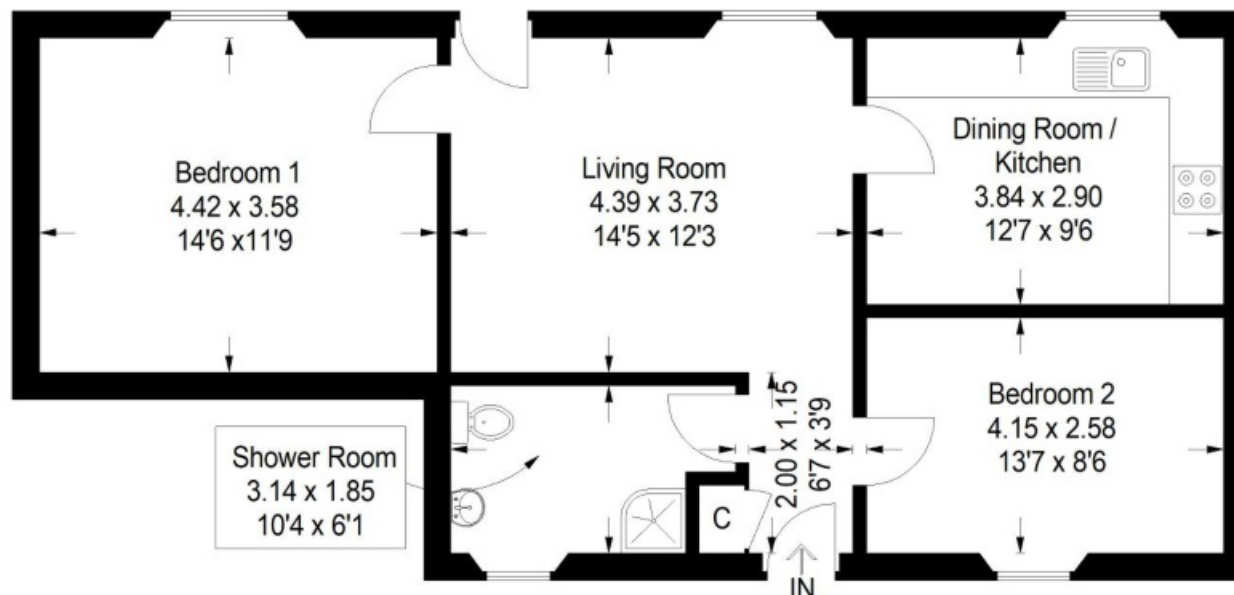


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1237433)

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
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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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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.