

Galashiels
Call 01896 758311

 **CULLEN KILSHAW**
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**36 Sime Place,
Galashiels, TD1 1ST**



A unique one-bedroom end-terraced house, located within a quiet and private courtyard setting in central Galashiels. Freshly decorated throughout in neutral tones, this stylish and move-in ready property presents an ideal opportunity for first-time buyers, investors, or those seeking a low-maintenance home in a convenient location.

The ground floor accommodation comprises a welcoming entrance hallway, WC, and a bright open-plan living room and kitchen, benefitting from an abundance of natural light. Upstairs, the property offers a well-proportioned double bedroom with built-in storage, a modern shower room, and a highly versatile office space or walk-in wardrobe, adding both function and appeal.

Externally, the property also benefits from one private parking space. Set within a sought-after residential development, just a short walk from local amenities and transport links, this property is a truly rare find and early viewing is highly recommended.

Key Features:

Unique End-Terraced House – One-of-a-kind layout within a private central courtyard.

Bright Open-Plan Living/Kitchen Area – Modern and filled with natural light.

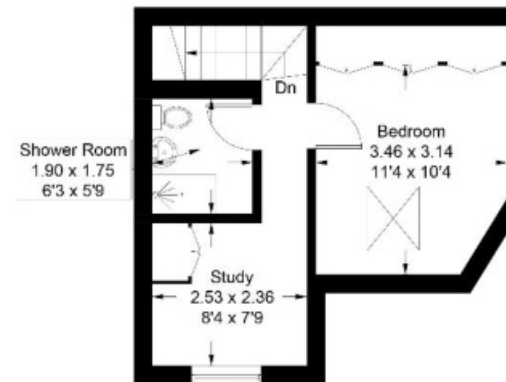
Versatile Office/Walk-In Wardrobe – Ideal for home working or additional storage.

Freshly Decorated Throughout – Neutral tones create a clean, move-in ready feel.

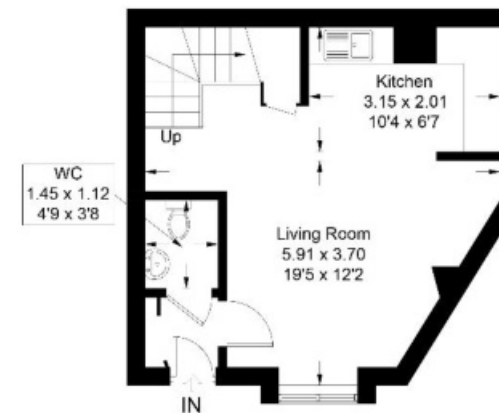
Private Parking Space – Convenient off-street parking within the courtyard.

36 Sime Place

Approximate Gross Internal Area = 58.2 sq m / 626 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1237429)

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

£115,000 | 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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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



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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.