



## 2 Pringle Lane, Galashiels

TD1 1RL

**Guide Price £140,000**



2 Pringle Lane is a well-proportioned three-bedroom terraced family home, set in a popular and well-established residential area of Galashiels. Offering spacious accommodation with a bright lounge, generous dining kitchen, three bedrooms and a modern shower room, the property also benefits from areas of garden to the front and rear. Ideally located, it enjoys excellent transport links into Galashiels town centre and the railway station. This is an excellent opportunity for families, first-time buyers or those seeking a well-located home with plenty to offer and early viewing is essential.



## 2 Pringle Lane, Galashiels

TD1 1RL

**Guide Price £140,000**

Split Level Hall  
Lounge  
Dining Kitchen  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden Front & Rear  
Shed  
Unrestricted On-Street Parking



### 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, electricity and gas. Gas central heating, double glazing.

### EPC

D

### Council Tax Band

B

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



## Interested in this property?

Opening Hours:

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
Tranent,	Tel 01875 611211



## 2 Pringle Lane, Galashiels

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft  
Store = 0.8 sq m / 9 sq ft  
Total = 83.2 sq m / 896 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1242855)

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.