

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 St Andrew Street, Galashiels

TD1 1EA

Guide Price £90,000



7 St Andrew Street is a generously proportioned two bedroom ground floor flat, located in a popular and established residential area, just a short stroll from the town centre and railway station. With its own private front and rear doors, the property offers comfortable and easily maintained accommodation. Ideal as a first home, potential rental investment or a convenient option for those seeking ground-floor living. The accommodation comprises: vestibule, hall, lounge, kitchen, rear hall, two bedrooms and shower room. To the rear, there is a private area of garden complete with a useful shed. Early viewing is highly recommended.

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Vestibule
Lounge
Kitchen
Hall
Rear Hall
Two Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Garden to Rear
Shed



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, kitchen fittings, light fittings and bathroom fittings.

Services

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

EPC

D

Council Tax Band

B

Viewing

By appointment with the Selling Agent

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Approximate Gross Internal Floor Area: 563.25 sq' ... 6220 sq'



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