

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 19 Hall Street, Galashiels

TD1 1PJ

**Guide Price £90,000**



19 Hall Street is an attractive ground floor flat located within a popular area of Galashiels, conveniently placed within comfortable reach of the town centre and many of the local amenities. It is perfectly suited to those searching for an easily managed home on one level; therefore ideal for those looking to downsize, it offers comfortably proportioned accommodation which is presented throughout in good order. Equally suitable as an investment opportunity or affordable starter home which is ready to move into. Outside, there is a shared area of ground to the rear whilst parking is available on street.



# 19 Hall Street, Galashiels

TD1 1PJ

**Guide Price £90,000**

Accommodation:  
Entrance Hall  
Lounge  
Kitchen  
Two Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Shared area of garden to the rear



### Location

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. Voted the happiest place to live in Scotland in 2019, 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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. The wardrobes in the rear bedroom are to be included.

### Services

Mains drainage, water and electricity. Gas central heating. Double Glazing.

### EPC Rating

D

### Council Tax Band

B

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

27 Market Street,  
Galashiels, TD1 3AF  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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**19 Hall Street, Galashiels, TD1 1PJ**

Approximate Gross Internal Area = 50.0 sq m / 538 sq ft

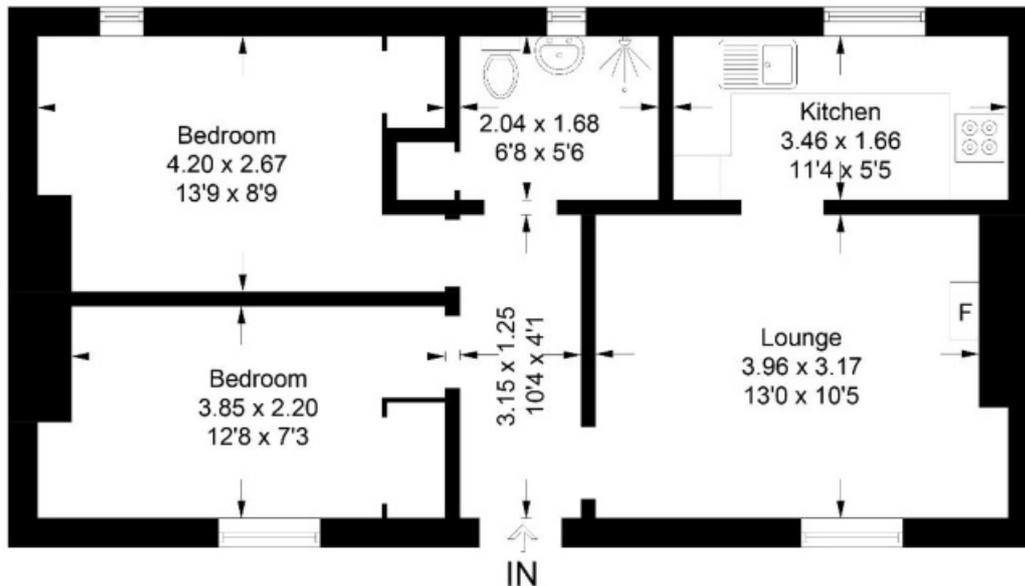


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254835)

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.