

Galashiels

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**44 Market Street,  
Galashiels,  
TD1 3AN**

**Guide Price £110,000**



44 Market Street is a modern and well-presented first floor flat ideally located in the heart of Galashiels, just a short walk from all local amenities and the transport interchange. The property offers spacious accommodation including a large entrance hall with excellent storage. The accommodation comprises three double bedrooms, one of which benefits from an en-suite, along with a separate bathroom, kitchen and lounge. Having previously been used as a House in Multiple Occupation (HMO), the flat will appeal to both owner-occupiers and buy-to-let investors alike. Viewing is highly recommended.



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Entrance Hall  
Lounge  
Kitchen  
3 Double Bedrooms, 1 with ensuite  
Bathroom

Gas Central Heating  
Single Glazing



## 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 blinds, curtains, carpets and floorcoverings, light fittings, kitchen fittings, white goods and bathroom fittings.

## Services

Mains drainage, water, gas and electricity. Gas Central Heating.

## EPC

C

## Council Tax Band

B

## Viewing

Strictly 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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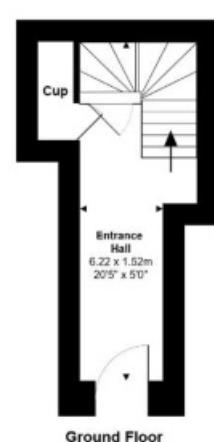
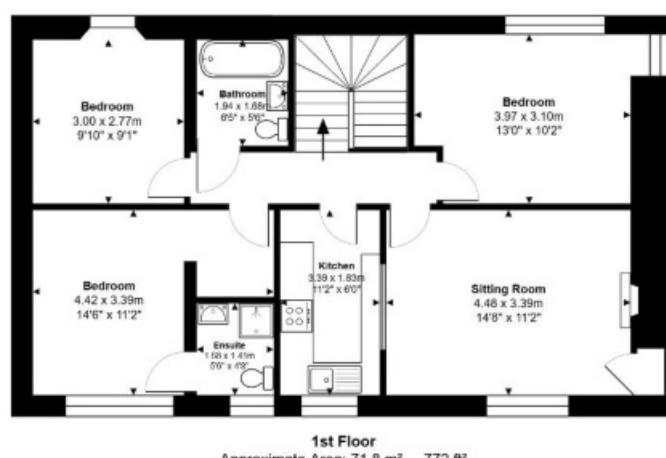
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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Annan, Tel 01461 202 866/867  
Tranent, Tel 01875 611211



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Approximate Gross Internal Floor Area: 84.4 m<sup>2</sup> ... 909 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO

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.