

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Flat 1, The Pirns, King Street, Galashiels**

TD1 1PX

**Guide Price £58,000**



1 The Pirns is a conveniently situated one-bedroom ground floor flat, located within easy reach of local amenities and transport links. Set to the rear of the building and away from the main road, the property benefits from its own private main door entrance. The accommodation comprises a spacious and bright living room, a well-proportioned double bedroom, kitchen and a bathroom. All rooms are decorated in neutral tones throughout, providing a blank canvas ready for the new owner to add their own personal touch. Externally, there are shared grounds along with off-street parking. This flat would make an ideal first-time purchase, buy-to-let investment or downsizing opportunity.



# Flat 1, The Pirns, King Street, Galashiels

TD1 1PX

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Lounge  
Kitchen  
1 Double Bedroom  
Bathroom

Electric Heating  
Double Glazing

Communal Grounds  
Parking Area



## 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 and electricity. Electric heating, double glazed.

## EPC

E

## Council Tax Band

A

## 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  
Phone: 01896 758311  
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  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867  
Tranent, Tel 01875 611211



**Flat 1 The Pirns, King Street, Galashiels, TD1 1PX**

Approximate Gross Internal Area = 42.5 sq m / 457 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273274)

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