

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Penthouse, 24 High Street

Galashiels, TD1 1SE

Offers Over £145,000



Set right in the heart of Galashiels, this spacious duplex apartment offers fantastic access to the town's amenities, with shops, cafés, leisure facilities and the Transport Interchange all just a short stroll from the door. Accessed at ground level, the property spans the top two floors of a distinctive traditional building, giving it a wonderfully flexible layout that will appeal to a wide range of buyers. The building's unique façade makes this a real standout in the area, and there is excellent potential within the apartment itself to modernise and upgrade to suit your own style. For those looking to put their own stamp on a property, it represents an ideal opportunity. A rare bonus for a town centre home, the shared roof terrace provides a welcome slice of outdoor space - perfect for relaxing, entertaining or simply enjoying a bit of fresh air above the bustle. A characterful, well located home with scope to improve and adapt, this duplex apartment offers both convenience and potential in equal measure.



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First Floor
Spacious Entrance Hall
Lounge
Dining Room
Kitchen
Double Bedroom
Bathroom
Shower Room

Upper Floor
Three Double Bedrooms

Large shared roof terrace



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 fridge freezer and washing machine are also to be included.

Services

Mains drainage, water and electricity. Gas Central Heating.

EPC Rating

D

Council Tax Band

C

Viewings

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
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



Upper Flat, 24 High Street, Galashiels, TD1 1SE

Approximate Gross Internal Area = 130.0 sq m / 1399 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1284595)

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.