

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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91 Wood Street

Galashiels, TD1 1QZ

Offers Over £100,000



Located within a popular residential area on the outskirts of Galashiels, this attractive first and upper floor flat offers an excellent opportunity for a range of buyers. With good transport links and straightforward access to the town centre, it combines a peaceful setting with everyday convenience. Currently operating successfully as a holiday let, the property presents clear business potential for those seeking an investment. Equally, its spacious layout and immaculate presentation make it a superb choice for anyone looking for a comfortable and easily maintained primary residence. The accommodation is bright, well proportioned and in truly move in condition, ideal for buyers who want to settle straight in without the need for further work. A particularly appealing feature is the private rear garden - an enviable asset for a flat - offering a pleasant outdoor space to relax or entertain. Ample on street parking is available nearby, adding to the practicality of the location. A versatile, beautifully kept home with strong appeal for both lifestyle and investment purposes.



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First Floor
Entrance Hall
Lounge
Home Office/Play Room
Kitchen

Upper Floor
Two Double Bedrooms
Bathroom

Private garden



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.

Services

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

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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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



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Approximate Gross Internal Area = 69.1 sq m / 744 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299074)

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.