

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 45 Thistle Street, Galashiels

TD1 1LX

**Guide Price £70,000**



45 Thistle Street is a well-presented ground floor flat located within a popular residential area of Galashiels, just a short walk from the town centre and railway station. Offering comfortable accommodation all on one level, the property is well suited to first-time buyers, those looking to downsize, or anyone seeking an easily maintained home. It would also make an excellent investment opportunity. To the rear, there is a private garden area, while ample on-street parking is available nearby.

# 45 Thistle Street, Galashiels

TD1 1LX

Guide Price £70,000

Hall  
Lounge  
Kitchen  
Double Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Garden to Rear



## 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, kitchen fittings, light fittings and bathroom fittings.

## Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

## EPC

D

## Council Tax Band

A

## Viewing

By appointment with the Selling Agent



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Galashiels Call 01896 758311**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

