

**Galashiels**

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## 58 St Andrew Street, Galashiels

TD1 1DY

**Guide Price £80,000**



58 St Andrew Street is a well-proportioned two-bedroom ground-floor flat situated in a popular and well-established residential area, within easy walking distance of the town centre and railway station. Offering excellent potential, the property would benefit from some modernisation and presents an ideal opportunity for first-time buyers, buy-to-let investors, or those looking for the convenience of ground-floor living. The accommodation comprises: Hall, open-plan lounge/kitchen, double bedroom, single bedroom and bathroom. To the rear, there is a shared garden area along with a useful outhouse providing additional storage space. Viewing is recommended to fully appreciate the property's potential and convenient location.

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TD1 1DY

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Hall  
Open Plan Lounge/Kitchen  
Double Bedroom  
Single Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Shared Garden to Rear  
Outhouse

## 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

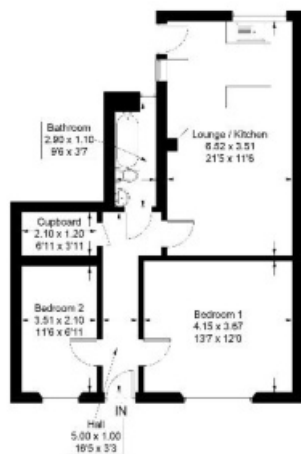
D

## Council Tax Band

B

## Viewing

By appointment with the Selling Agent



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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:

