

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 St Andrew Street, Galashiels, TD1 1EA

Guide Price £110,000



22 St Andrew Street is a spacious first and upper-floor property, ideally situated in a convenient central location close to local amenities and the transport interchange. The accommodation has been thoughtfully reconfigured to provide flexible living space, with the current owners creating an additional bedroom on the first floor while retaining a comfortable lounge area. Upstairs, there is a generous double bedroom, along with a versatile study/box room that could also be used as a bedroom, subject to individual requirements. A bathroom completes the upper-floor accommodation. Externally, the property benefits from a garden area with a large shed, while on-street parking is available nearby. This well-located home offers adaptable accommodation and would appeal to a range of purchasers, including first-time buyers, downsizers, or those seeking an investment opportunity.



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First Floor:
Entrance Hall
Lounge
Bedroom
Kitchen

Second Floor:
Bedroom
Study/ Box room
Bathroom

Gas Central Heating
Double Glazing

Garden
On Street Parking



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, gas and electricity. Gas central heating & Double glazing.

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent

Entry

By mutual agreement.



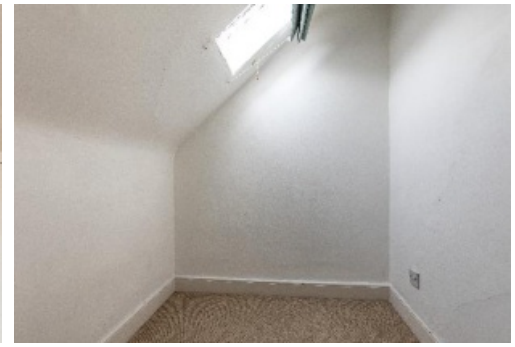
Interested in this property?
Call 01896 758311

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



22 St. Andrew Street, Galashiels

Approximate Gross Internal Area = 63.84 sq m / 687 sq ft

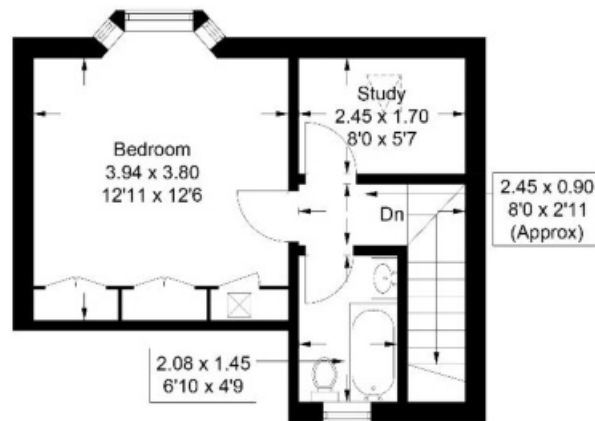
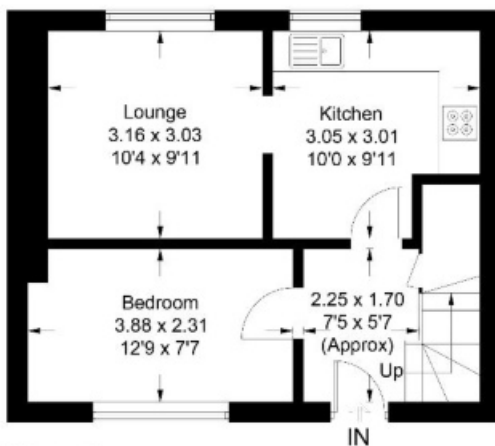


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307887)

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.