

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Sime Place

Galashiels, TD1 1ST

Guide Price £160,000



Set in a highly convenient central position, this three storey townhouse offers deceptively spacious accommodation just a short stroll from the many amenities of Galashiels. Arranged over three floors, the layout is wonderfully flexible, allowing the space to be adapted with ease to suit a range of lifestyles, preferences or living arrangements. The interior feels bright and inviting throughout, with well proportioned rooms that lend themselves to comfortable everyday living. Externally, the property is designed for easy upkeep, benefiting from a shared rear garden that provides a pleasant outdoor space without the burden of extensive maintenance. Its location is another major advantage. With shops, cafés, leisure facilities and the nearby railway station all within easy reach on foot, it offers an ideal blend of convenience and practicality - perfect for those seeking a central home with excellent transport links. A versatile townhouse in a superb setting, offering space, flexibility and low maintenance living right in the heart of Galashiels.



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Ground Floor
Entrance Hall
Lounge
Kitchen
Utility

First Floor
Two Bedrooms (one with dressing room)
Shower Room

Second Floor
Double Bedroom
Box Room



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
Phone: 01896 758311
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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
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Melrose,	Tel 01896 822 796
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Annan,	Tel 01461 202 866/867
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Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft

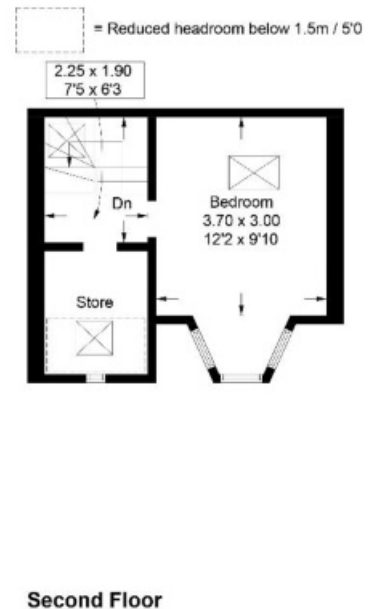
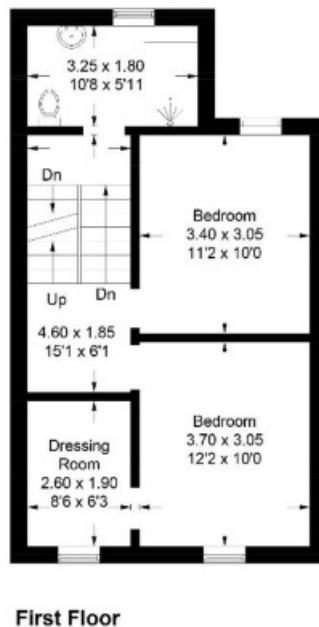
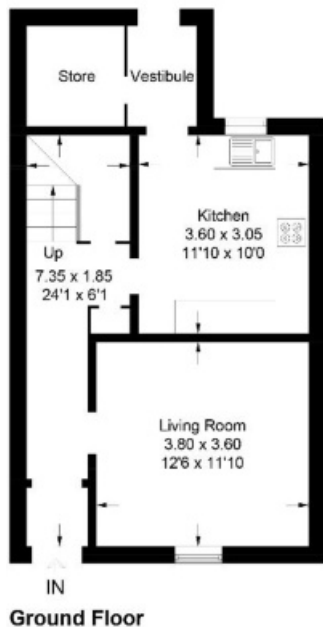


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313D59)

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.