

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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25 Bridge Street

Galashiels, TD1 1SW

Offers Over £170,000



Tucked away in an exceptionally convenient central position, this immaculate townhouse offers the perfect blend of privacy and accessibility, with amenities and the transport interchange just moments away. Beautifully presented throughout, the property provides versatile accommodation arranged over three well designed floors, ideal for a range of lifestyles. The ground floor enjoys a lovely open plan layout, with the stylish dining kitchen forming a real focal point - a bright, sociable space with direct access to the garden. The first floor hosts two bedrooms along with a contemporary shower room, while the top floor offers two further bedrooms, giving excellent flexibility for family living, home working or guest accommodation. The main bedroom also benefits from its own external door leading to steps down to the garden. The garden is a standout feature, particularly for such a central location. Generous in size, walled for privacy and planned for ease of maintenance, it provides a superb outdoor space that can be enjoyed directly from the property. A rare combination of immaculate interiors, adaptable space and a surprisingly private garden - all right in the heart of town.



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Ground Floor
Entrance Hall
Lounge
Dining Kitchen
WC

First Floor
Two Bedrooms
Shower Room

Second Floor
Two Bedrooms



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

D

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



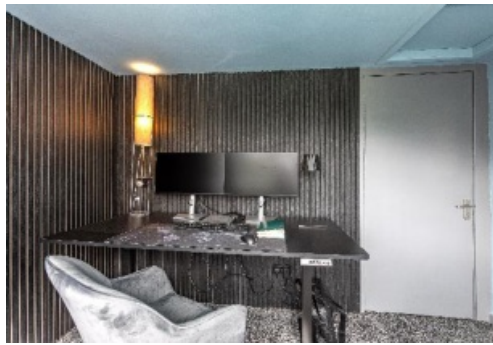
Interested in this property?
Call 01896 758311

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

Also At:

Galashiels,	Tel 01896 758 311
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 85.8 sq m / 923 sq ft
Attic = 25.8 sq m / 278 sq ft
Total = 111.6 sq m / 1201 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313377)

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.