

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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109a Scott Street,
Galashiels, TD1 1DU

Guide Price £110,000



This smart first and upper floor flat offers a wonderfully convenient setting just moments from local amenities while still enjoying a sense of privacy. Accessed from the rear, it comes with a good sized private garden - a rare advantage for a home in such a central position. Presented throughout in very good order, the property features a modern dining kitchen with ample space for everyday meals or relaxed entertaining, alongside a bright, welcoming lounge. The layout is easily managed and ready for immediate occupation, making it ideal for anyone seeking a low maintenance home without the need for further work. With plenty of on street parking nearby and its blend of comfort, convenience, and private outdoor space, this is an appealing choice for first time buyers, downsizers, or those simply wanting a move-in-ready property in the heart of town.



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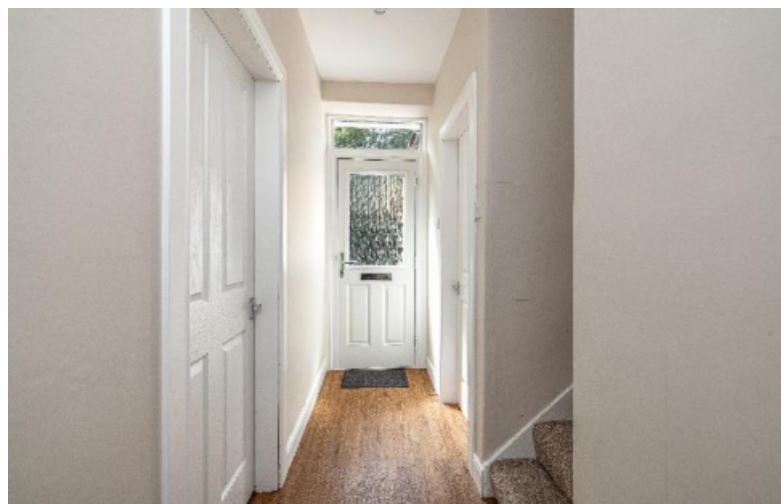
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First Floor
Entrance Hall
Spacious Lounge
Dining Kitchen

Second Floor
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private garden



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

C

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
Fax: 01896 758112
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
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
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 68.8 sq m / 740 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326187)

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.