

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Meigle Street

Galashiels, TD1 1LN

Guide Price £250,000



A charming traditional semi-detached home set within one of Galashiels' most sought after residential areas, beautifully presented throughout and offering a wonderfully spacious, flexible layout - particularly on the ground floor. The accommodation flows exceptionally well, beginning with a lovely front facing lounge featuring an attractive bay window that fills the room with natural light. To the rear, a further sitting room provides an additional cosy retreat, ideal as a family room or quiet space to unwind. The kitchen sits beyond, leading through to a bright conservatory that completes the generous living space and offers a pleasant outlook over the garden. Also downstairs is the welcome addition of a shower room - perfect for busy households. Upstairs, there are three comfortable bedrooms and a well appointed family bathroom. Outside, the property enjoys a delightful enclosed rear garden, offering excellent privacy and a peaceful setting for outdoor dining, gardening, or simply relaxing. On street parking is plentiful, adding to the convenience. A beautifully maintained home in a prime location, combining traditional character with modern comfort - an ideal opportunity for a range of buyers.



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Ground Floor
Vestibule
Entrance Hall
Lounge
Sitting Room
Kitchen
Conservatory
Shower Room

First Floor
Three Bedrooms
Bathroom

Electric Heating
Double Glazing

Enclosed private garden
On Street Parking



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 and electricity. Double Glazing. Electric heating.

EPC Rating

E

Council Tax Band

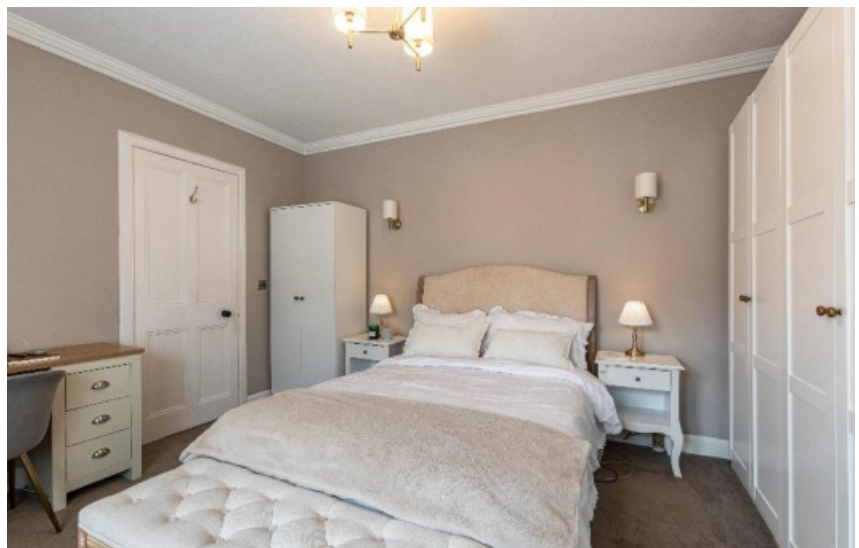
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Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



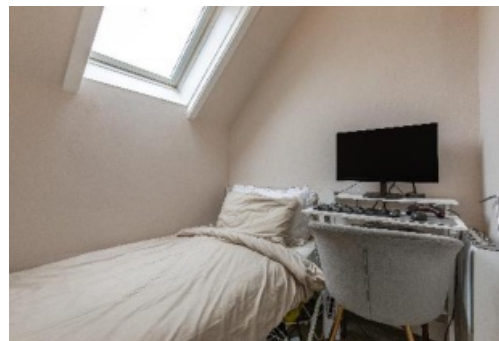
Interested in this property?
Call 01896 758311

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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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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 = 108.1 sq m / 1163 sq ft

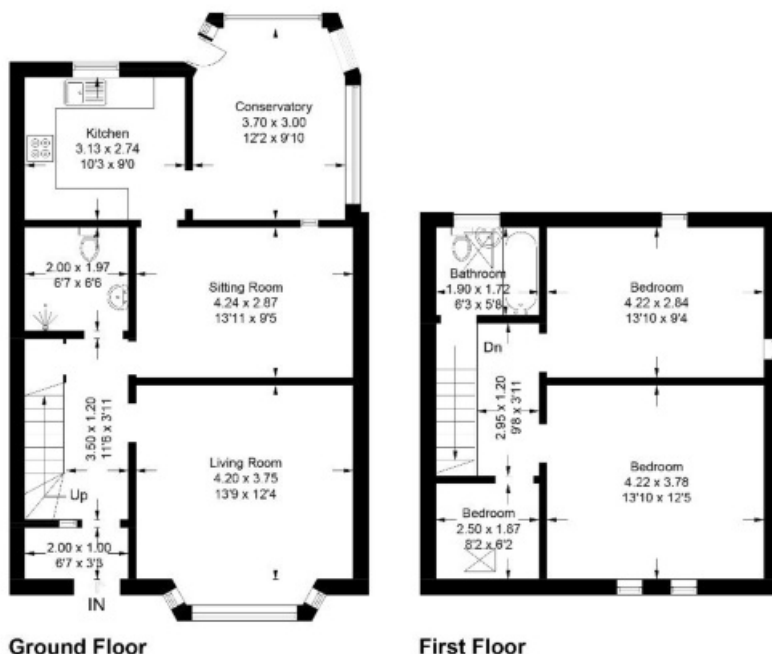


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1327513)

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.