

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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129 Meigle Street

Galashiels, TD1 1LP

Guide Price £185,000



A beautifully presented three bedroom semi detached home set within one of Galashiels' most popular and sought after residential areas, ideally placed for nearby primary schooling and well suited to modern family living. The accommodation is well proportioned throughout and finished in excellent order, offering an easily kept, move-in-ready home for those seeking comfort and convenience. The spacious dining kitchen is a real highlight - large enough to accommodate a family table and enjoying direct access out to the private rear garden. This outdoor space is a lovely extension of the home, featuring a pleasant summerhouse and a sheltered feel that's perfect for children, pets, or relaxed entertaining. Additional gardens sit to the front and side, providing further space and a welcoming approach to the property. Parking is plentiful on street, adding to the practicality of the location. A superb opportunity for buyers looking for a well maintained, family-friendly home in a highly regarded part of Galashiels.



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Ground Floor
Entrance Hall
Lounge
Dining Kitchen
Shower Room

First Floor
Three Double Bedrooms

Electric night storage heating
Double Glazing

Private gardens



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 night storage heating.

EPC Rating

E

Council Tax Band

C

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 = 91.9 sq m / 989 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330175)

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.