

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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40 Stanley Street Galashiels

TD1 1HS

Guide Price £95,000



40 Stanley Street is a well-positioned double upper maisonette flat, situated within a popular and established residential area of Galashiels, within easy walking distance of the town centre and with a regular bus route close by. The property is in neat and tidy order throughout and, while it would benefit from some updating, provides comfortable accommodation that could be lived in while improvements are carried out as time and budget allow. The accommodation comprises: Hall, lounge with small box room, breakfasting kitchen, double bedroom, single bedroom and shower room. The property also benefits from a rear garden with summerhouse and unrestricted on-street parking. Early viewing strongly advised.



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Hall
Lounge
Small Box Room off Lounge
Breakfasting Kitchen
Double Bedroom
Single Bedroom
Shower Room

Gas Central Heating
Double Glazing

Garden
Summerhouse
Outhouse
Unrestricted On-Street Parking



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The cooker & washing machine are included in the sale.

Services

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

EPC

C

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



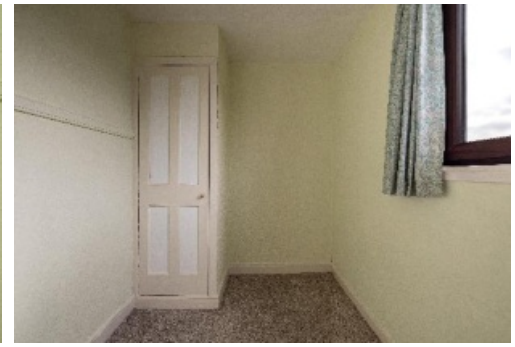
Interested in this property?
Call 01896 758311

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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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40 Stanley Street, Galashiels

Approximate Gross Internal Area = 62.5 sq m / 673 sq ft

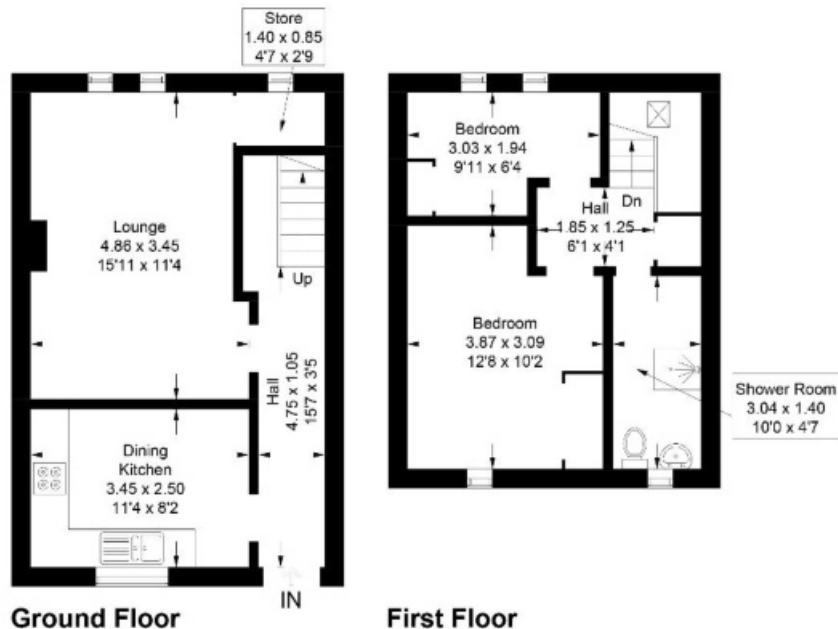


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1330615)

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.