

HASTIN^{LEGAL}&S



3 Church Bank

Offers Over £110,000

Galashiels, TD1 3JH



1 bed

1 public

1 bath



Beautifully Refurbished And In Turn-key Condition, This Elegant Georgian Cottage Offers Period Charm, Modern Comforts, And A Small Courtyard Garden - All In A Prime Central Location.



3 CHURCH BANK

Believed to be one of the oldest buildings in Galashiels dating back to the 18th Century, this delightful Georgian cottage blends historic charm with modern comforts. Presented in true turn-key condition, it offers an ideal opportunity for first-time buyers or those seeking a characterful holiday let. Step inside to a welcoming open-plan kitchen, living, and dining area—perfect for modern living and entertaining. The spacious master bedroom enjoys a dual-aspect outlook, flooding the room with natural light, while a sleek, contemporary shower room adds a touch of luxury. Outside, a private courtyard garden provides a peaceful retreat to enjoy sunny afternoons or quiet evenings. A rare find, combining period character with stylish finishes—early viewing is highly recommended.

LOCATION

The vibrant town of Galashiels is centrally located within the Scottish Borders; benefitting an excellent range of amenities, shops, transport facilities and schools. A selection of independent retailers thrive, with the Heartland Artisans Market a monthly highlight, and with larger superstores and national chains also available at the Gala Water retail park. Schooling from nursery to secondary level are all easily accessible, with private schooling at nearby St Mary's in Melrose. The town hosts the well reputed textile college Heriot Watt, as well as a Borders College Campus. The property benefits from easy access to Edinburgh via the A7, and lies within easy distance of the Borders rail connection with the opening of the Waverley Line station and Interchange a short stroll. The town has good road and bus connections to all central Borders towns and is within easy travelling distance to major employers at Scottish Borders Council and the Borders General Hospital.

HIGHLIGHTS

- Charming End Terraced Property
- Turn Key Condition
- Perfect Lock Up & Leave
- Courtyard Garden

ACCOMMODATION SUMMARY

Entrance, Open Living/Dining/Kitchen, Landing, Bedroom, Shower Room.

SERVICES

Mains services, electricity, water & gas central heating.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £110,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.