

Galashiels
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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25 Elm Row Galashiels

TD1 3JR

Offers Over £85,000



25 Elm Row is a very well presented three bedroom maisonette just a stones throw away from the bustling town centre of Galashiels. Decorated in neutral tones throughout, this bright and spacious home consists of a hallway, lounge and kitchen on the first floor as well as the principle bedroom with built-on storage, a further two well proportioned bedrooms and bathroom on the second floor. Close to all local amenities and fantastic travel links, the property would be perfectly suited to a first time buyer, family or those looking to downsize. Brought to the market in move-in condition, viewings come highly recommended to fully appreciate.



25 Elm Row Galashiels

TD1 3JR

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First Floor
Hallway
Lounge
Kitchen

Upper Floor
Landing
Master Bedroom
Bedroom 2
Bedroom 3
Bathroom

Double Glazing
Electric Heating

Outside
Shared 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. 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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Description:

25 Elm Row is a very well presented three bedroom maisonette just a stones throw away from the bustling town centre of Galashiels. Decorated in neutral tones throughout, this bright and spacious home consists of a hallway with under stair storage, lounge and kitchen on the first floor as well as the landing with storage cupboard, principle bedroom with built-on storage, a further two well proportioned bedrooms and bathroom with shower over bath on the second floor. Externally, 25 Elm Row sports a large communal garden and an abundance of on-street parking. Close to all local amenities and fantastic travel links, the property would be perfectly suited to a first time buyer, family or those looking to downsize. Brought to the market in move-in condition, viewings come highly recommended to fully appreciate.

Home Report Valuation:

£85,000

Fixtures and Fittings:

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

Services:

Mains electricity, water and drainage.

EPC:

E

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Galashiels on 01896 758311

Local Authority:

Scottish Borders Council

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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25 Elm Row, Galashiels

Approximate Gross Internal Area = 84.4 sq m / 908 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D792466)

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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
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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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.