

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



35 Douglas Street, Galashiels

TD1 3BX

Guide Price £115,000



Tucked away in a peaceful location, 35 Douglas Street is set to the rear of the block offering added privacy. The well-presented property is presented in good order throughout and benefits from many pleasing features including two double bedrooms, sun room, wet room, two areas of well-maintained garden and several outhouses. Ideal as a starter family home or easily managed downsizer. Early viewing essential to avoid disappointment.



35 Douglas Street, Galashiels

TD1 3BX

Guide Price £115,000

Hall
Lounge
Kitchen
Sun Room
Two Double Bedrooms
Wet Room

Gas Central Heating
Double Glazing

Two Areas of Garden
Several Outhouses
Unrestricted 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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and Fittings

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

Services

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

EPC

D

Council Tax Band

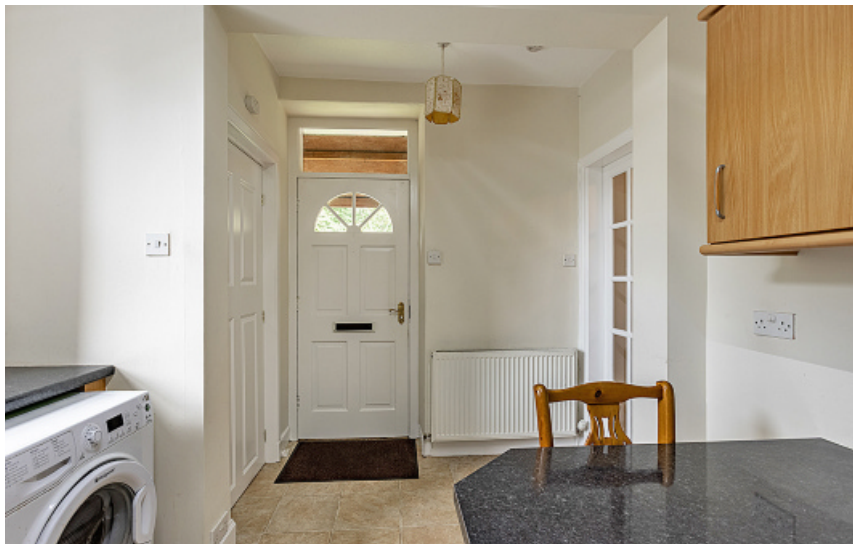
B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property? Galashiels 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



35 Douglas Street, Galashiels

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft



Ground Floor

Illustration for identification purposes only. measurements are approximate, not to scale. floorplans4usket.com © (jD794627)

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.