

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 98 St Andrew Street, Galashiels

TD1 1DY

**Guide Price £80,000**



98 St Andrew Street is a comfortably proportioned 2 bedroom top floor flat, located within a popular area which is within walking distance of the town centre & railway station, and close to good local amenities. The property is ideal for those searching for a starter property, rental investment or easily managed downsizer. Outside, there is an area of private garden to the rear and unrestricted on-street parking. Viewing recommended.

**\*\*£10,000 Below Home Report Valuation\*\***



# 98 St Andrew Street, Galashiels

TD1 1DY

**Guide Price £80,000**

Internal Stairs  
Hall  
Lounge  
Kitchen  
Two Bedrooms  
Bathroom  
Laundry Room

Electric Heating  
Double Glazing

Garden  
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.

### Services

Mains drainage, water and electricity. Electric heating and double glazing.

### Fixtures and Fittings

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

### EPC

F

### Council Tax Band

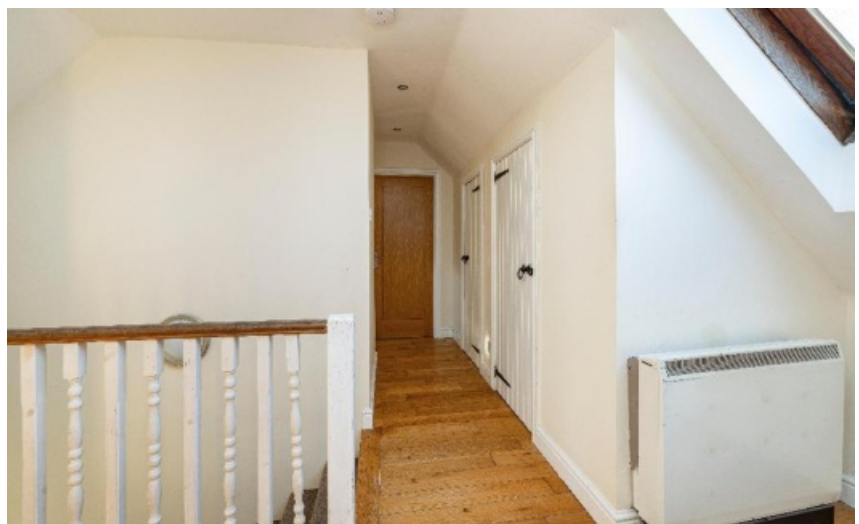
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### Viewings

Strictly 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

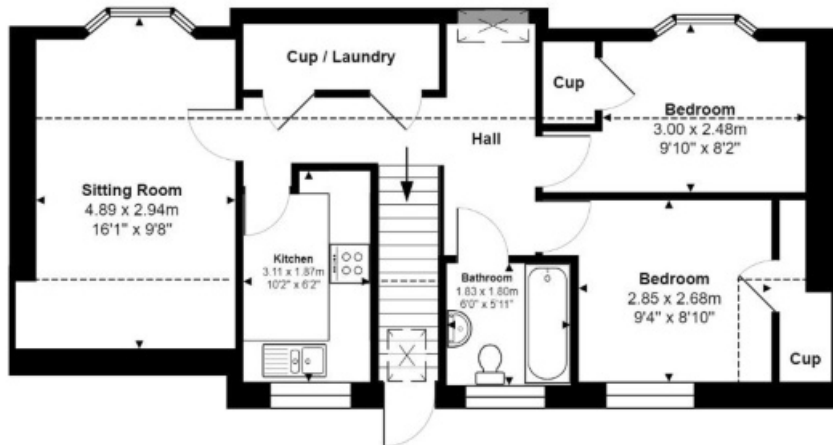
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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



## 98 St Andrew Street, Galashiels, TD1 1DY

Approximate Gross Internal Floor Area: 58.4 m<sup>2</sup> ... 629 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.