

**Galashiels**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 21 High Buckholmside, Galashiels, TD1 2HR

Guide Price £90,000



21 High Buckholmside is a surprisingly spacious maisonette style property which is located in a popular area of Galashiels which is within comfortable walk distance of the town centre, most amenities and the transport interchange. The property itself is presented in very good order throughout, having been well maintained by the present owner, and provides comfortably proportioned accommodation with the generous open plan lounge/kitchen/dining space being of particular note. This would make an ideal starter property and, as such, is ready to move into or would be equally suitable as an investment opportunity. As well as a communal area of garden to the rear there is ample on street parking.



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Ground Floor  
Entrance Hall  
Spacious open plan Lounge/Kitchen/Dining Area  
Shower Room

First Floor  
Two Double Bedrooms

Gas Central Heating  
Double Glazing

Communal garden  
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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings (where laid), light fittings, and the kitchen and bathroom fittings. The furniture within the property and the white goods can be made available by separate negotiation.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

E

### Viewings

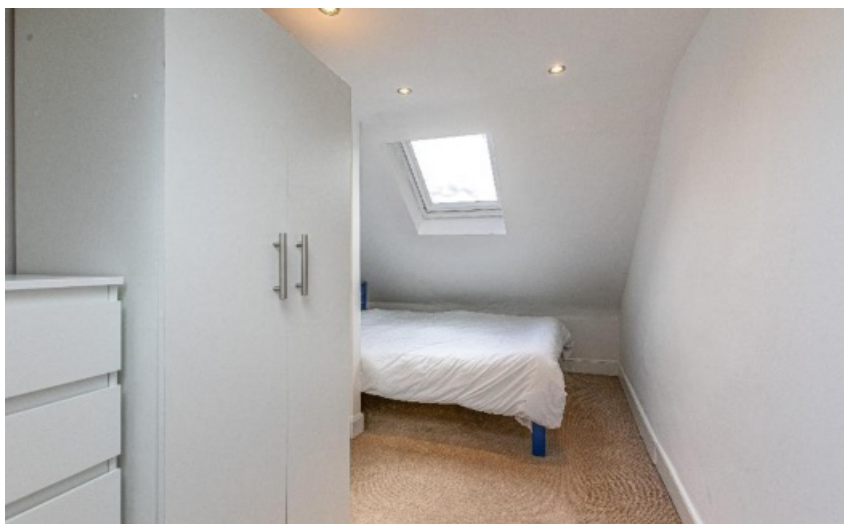
By appointment with the Selling Agent

### Council Tax Band

A

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

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Galashiels, TD1 3AF  
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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  
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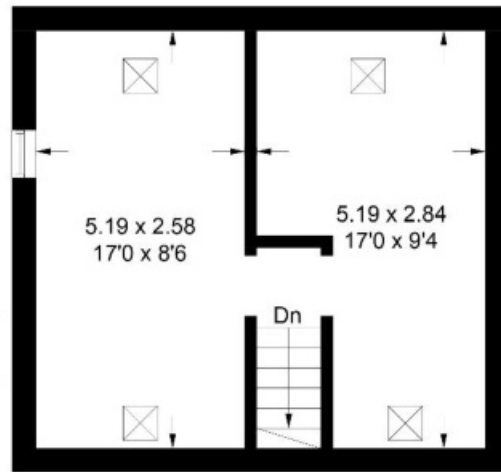


**21 High Buckholmside, Galashiels, TD1 2HR**

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110535)

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.