

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 34 Livingstone Place, Galashiels, TD1 1ED

**Guide Price £115,000**



34 Livingstone Place is a bright and spacious first and upper floor property, located in a popular area of Galashiels which is just a short distance on foot to the town centre, railway station and most local amenities. The property is presented onto the market in very good order throughout, boasting a comfortably proportioned layout which would ideally suit those searching for a starter property which is ready to move into. Both the kitchen and bathroom are modern, whilst the lounge is particularly spacious affording room for a good range of furniture. Upstairs, the main bedroom is a large double with lovely bay window. Outside, there is an area of garden to the rear and plenty of parking is available on street.





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Ground Floor  
Entrance Hall  
Spacious Lounge  
Kitchen  
Bedroom

First Floor  
Large Double Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Garden to the rear





### 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.

### Services

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

### EPC

E

### Viewings

By appointment with the Selling Agent

### Council Tax Band

B

### Entry

By mutual agreement



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

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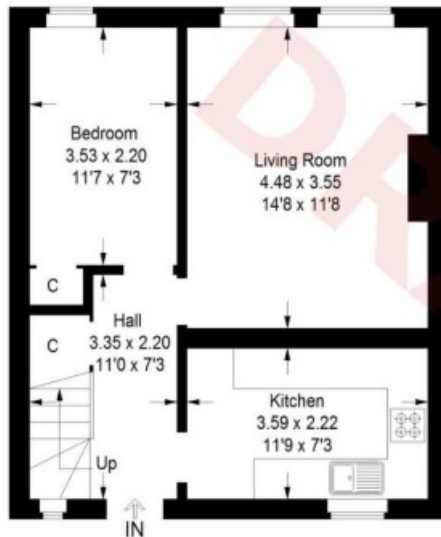
Opening Hours:  
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Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 68.0 sq m / 732 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111009)

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.