

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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24 Stanley Street, Galashiels, TD1 1HS

Offers Over £99,000



24 Stanley Street is an attractive and well proportioned first and upper floor dwelling, located in a popular area of Galashiels which is within comfortable reach of most amenities. Ideally suited to those searching for an affordable starter property or easily managed investment opportunity, this is the perfect property and is presented onto the market in good order throughout. All of the rooms are spacious affording room for a good range of furniture. Outside, there is an area of garden to the rear whilst plenty of parking is available on street.



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Offers Over £99,000

First Floor
Entrance Hall
Lounge
Kitchen
Bathroom

First Floor
Two Double Bedrooms

Gas Central Heating
Double Glazing

Private garden to the rear
Ample 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, light fittings, and the kitchen and bathroom fittings.

Services

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

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

B

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
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 81.6 sq m / 878 sq ft

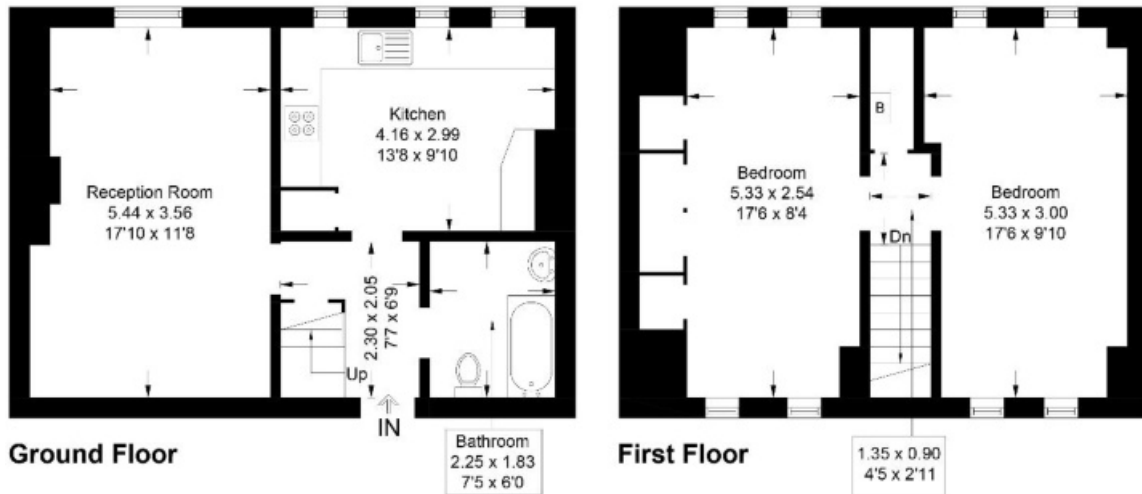


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1118963)

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.