

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**123 St Andrew
Street, Galashiels**
TD1 1DZ

Guide Price £65,000



Located just a short walk from the town centre and railway station, 123 St Andrew Street offers a fantastic opportunity for first-time buyers, rental investors or those seeking a comfortable retirement property. The accommodation comprises a hall, spacious lounge, fitted kitchen, double bedroom, bathroom and a handy store room. Externally there is a well-maintained shared garden to the side and ample unrestricted on-street parking. Viewing recommended.



123 St Andrew Street, Galashiels

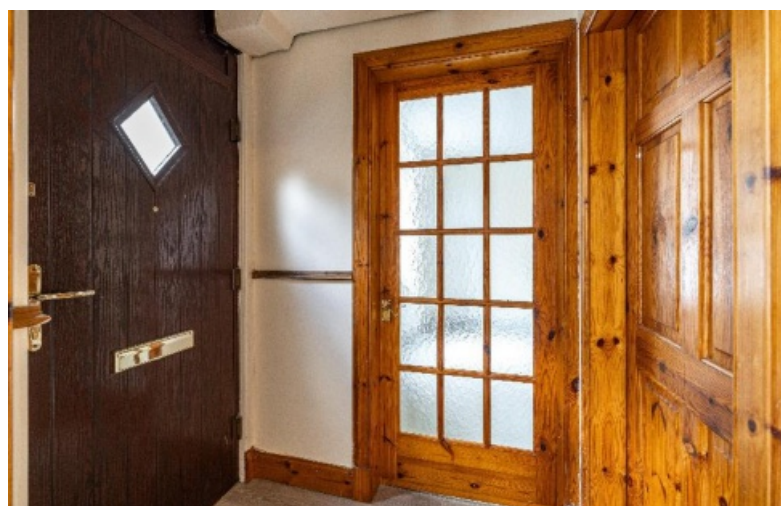
TD1 1DZ

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Hall
Lounge
Kitchen
Double Bedroom
Bathroom
Store Room

Gas Central Heating
Double Glazing

Shared Garden



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.

Fixtures & 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

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



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

27 Market Street,
Galashiels, TD1 3AF
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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
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Selkirk, Tel 01750 723 868
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123 St Andrew Street, Galashiels

Approximate Gross Internal Area = 47.7 sq m / 513 sq ft

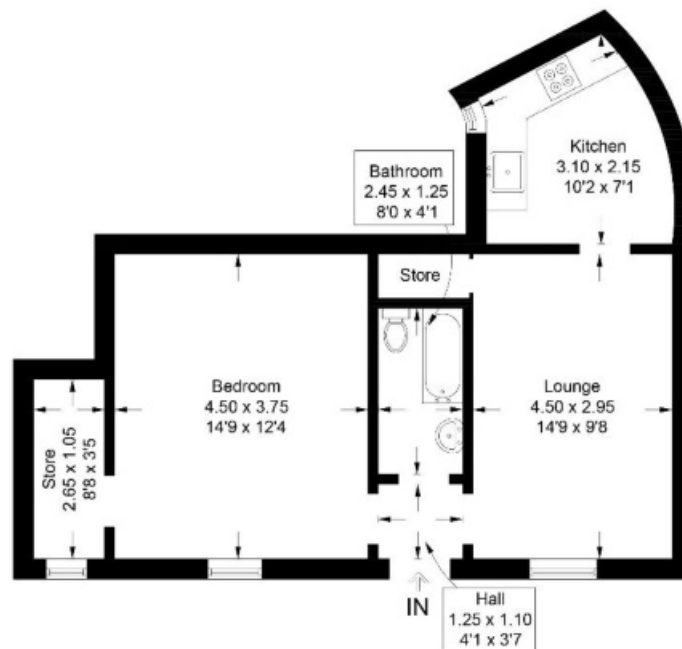


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204731)

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.