

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 9 Croft Street, Galashiels

TD1 3BH

**Guide Price £55,000**



9 Croft Street is a deceptively spacious two bedroom maisonette style property, situated within a highly convenient area, close to the town centre and just a short walk to the railway station. The property would benefit from upgrading but is priced to reflect this. Presented in neat and tidy order throughout, the property has tons of potential to form an ideal home in a great location. Viewing recommended.



# 9 Croft Street, Galashiels

TD1 3BH

**Guide Price £55,000**

Hall  
Lounge  
Kitchen  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Single Glazing

Shared Garden  
Unrestricted 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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures and 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, single glazing.

### EPC

D

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



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

27 Market Street,  
Galashiels, TD1 3AF  
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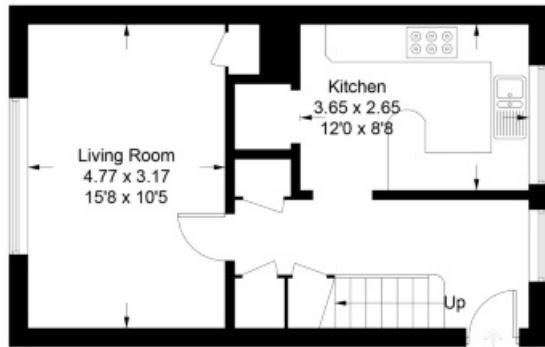
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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Hawick, Tel 01450 3723 36  
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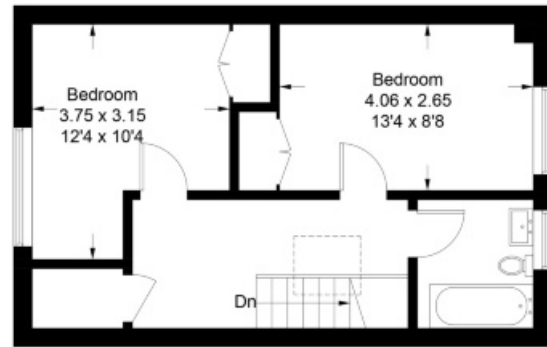


**9 Croft Street, Galashiels**

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID787671)

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.