

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 47 Scott Street, Galashiels

TD1 1HW

**Guide Price £60,000**



47 Scott Street is a very well-presented ground floor flat, located within a popular and convenient residential area of Galashiels, just a short walk from the town centre and railway station. The property has been fully refurbished by the current owner and is presented in immaculate order throughout. Early viewing is essential to fully appreciate and avoid disappointment.





# 47 Scott Street, Galashiels

TD1 1HW

Guide Price £60,000

Hall  
Open Plan Lounge/Kitchen  
Two Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

## 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, gas and electricity. Gas central heating, double glazing.

## EPC

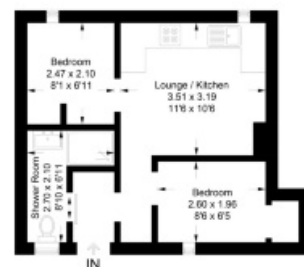
C

## Council Tax Band

A

47 Scott Street, Galashiels

Approximate Gross Internal Area = 21.3 sq m (227 sq ft)



Information for general guidance only. Measurements are approximate. Measurements taken from 20/11/2019.

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Galashiels Call 01896 758311**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868

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.

Full members of:

OnTheMarket.com

rightmove

spc scotland

b'spc

e'spc