

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 99 High Street, Galashiels

TD1 1RZ

**Guide Price £120,000**



**\*\*PRICE REDUCED\*\***

99 High Street is an extremely well-proportioned property, located centrally within the town of Galashiels, just a short walk from good local amenities and the railway station. The deceptively spacious accommodation offers a versatile and flexible layout with a fantastic large attic room which could be used for a number of purposes as well as providing the potential to form a fourth bedroom, if required. Outside, there is a pleasant section of private garden to the rear. Viewing of this lovely property is an absolute must to fully appreciate.





# 99 High Street, Galashiels

TD1 1RZ

**Guide Price £120,000**

Ground Floor Hall & Stairs  
Large Upper Hall  
Lounge  
Kitchen  
Three Double Bedrooms  
Bathroom  
Large Attic Room

Gas Central Heating  
Double Glazing

Patio Garden to 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 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. All items in the flat can be included.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

E

### Council Tax Band

B

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



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## Interested in this property? Galashiels Call 01896 758311

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



### 99 High Street, Galashiels

Approximate Gross Internal Area (including Attic Room)  
154.3 sq m / 1661 sq ft



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.