

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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34 St John Street, Galashiels

TD1 3JX

Guide Price £135,000



34 St John Street is an extremely attractive dwelling which is located within a popular area of Galashiels, well placed for the town centre and within walking distance of most amenities including the railway station. The property opens out to provide a deceptively spacious layout, presented in very good order and boasting many original period features, with the accommodation arranged over three floors benefiting from a main door entrance at ground level. The spacious dining kitchen is of particular note and the layout is such that it is easily adaptable and highly versatile. Outside, there is a good sized area of private garden to the rear whilst plenty of parking is available on street.



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Ground Floor
Entrance Vestibule
Hall & Stairway to First Floor

First Floor
Spacious Lounge
Dining Kitchen
Dining Room

Second Floor
Three Bedrooms
Shower Room
Gas Central Heating
Double Glazing

Private 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. 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 & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. The white goods are also to be included in the sale.

Services:

Mains drainage, water, electricity and gas.

EPC:

E

Council Tax Band:

B

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:
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Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
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34 St. John Street, Galashiels, TD1 3JX

Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft

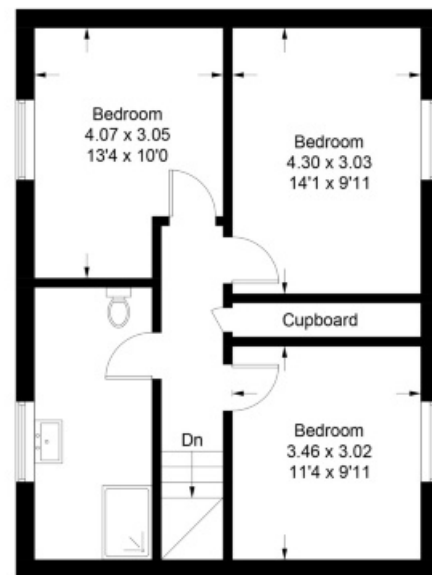
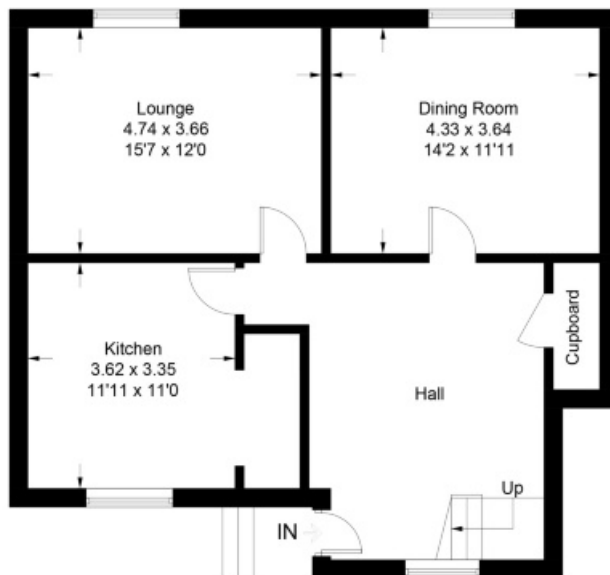


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID707340)

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.