



175 Scott Street, Galashiels, TD1 1DU



Offers Over £95,000

- Maisonette Flat
- Kitchen / Living Room
- Gas Central Heating
- Private Garden
- External Store
- 2 Bedrooms
- Modern Shower Room
- Double Glazing
- Central Town Location
- Furniture Negotiable

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Interested In  
viewing this property?

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#### LOCATION:

Galashiels is a vibrant town in the Scottish Borders, known for its rich textile heritage and scenic surroundings. Once a hub for wool production, the town now blends its historical charm with modern amenities, including the Heriot-Watt University campus specialising in design and textiles. Galashiels is well-connected by the Borders Railway, offering easy access to Edinburgh, and serves as a gateway to the beautiful landscapes of the Scottish Borders, with plenty of opportunities for outdoor activities like walking and cycling. The town also hosts cultural events, including the annual Braw Lads' Gathering, celebrating its local history and community spirit.

#### DESCRIPTION:

A well-maintained maisonette flat spread across the first and second floors of a traditional stone-built property. The flat is accessed via external stone steps, with the entrance hallway leading to a spacious kitchen/living room, modern shower room and a staircase winding up to the attic level. The upper floor features one single and one double bedroom, both enhanced by dormer windows that add character and natural light. The property is presented in neat decorative order, benefiting from gas central heating and double glazing throughout. This maisonette flat would be an ideal investment opportunity or a perfect first-time home.

#### EXTERNALLY:

The property is accessed from Scott Street through a small vennel leading to the rear of the building. The external rear steps lead to the first-floor access door to the maisonette. There is a garden directly to the rear of the property which is relatively low maintenance. The garden is mainly paved with a small, planted area to the rear and could be easily enclosed if required.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage.

#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



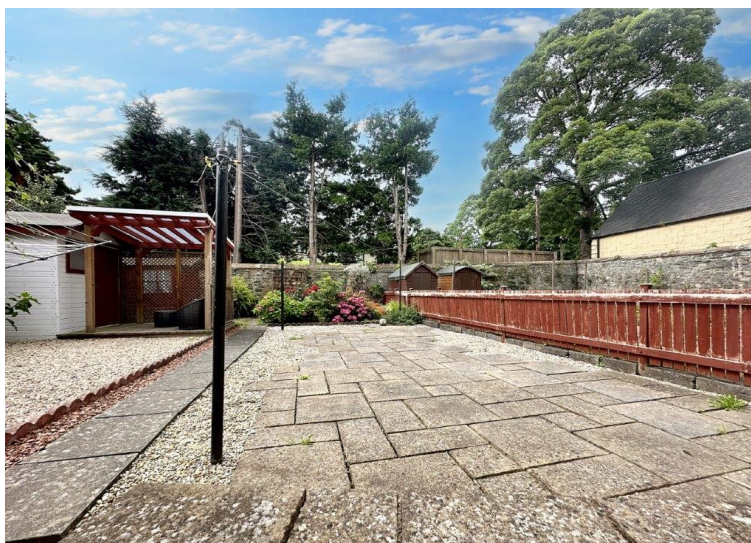
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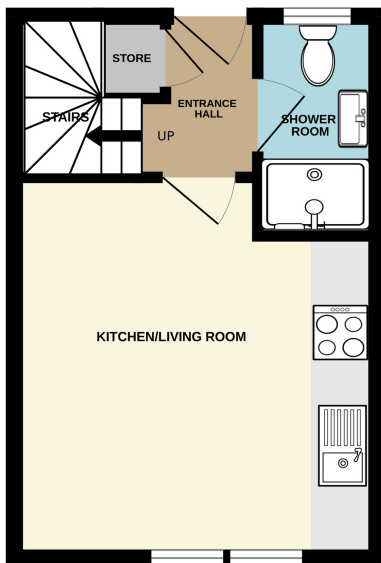
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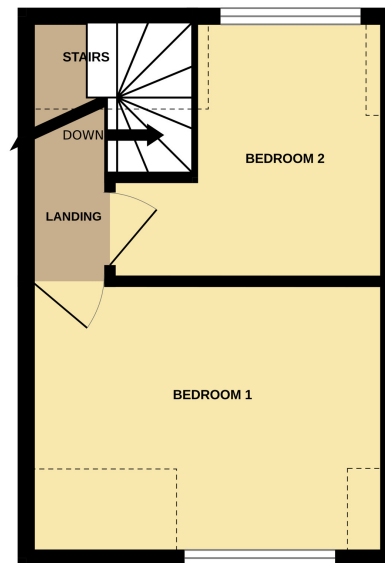
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FLOOR PLAN:

1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- HALL (L-SHAPED)
- KITCHEN / LIVING ROOM (3.99M X 3.86M) at widest
- BEDROOM 2 (2.61M X 2.45M)
- SHOWER ROOM (2.33M X 1.24M) at widest
- LANDING (1.90M X 0.88M) at widest
- BEDROOM 1 (3.86M X 2.92M)

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