

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Chapel Street Galashiels, TD1 1BU

Guide Price £85,000



A well presented two bedroom ground floor flat enjoying an exceptionally central yet wonderfully private position in the heart of Galashiels. Tucked away from view but just moments from the town's amenities, this easily managed home offers comfortable, level access accommodation ideal for a first time buyer or someone looking to downsize. The interior is in good order throughout, providing a practical layout and a welcoming feel. One of the standout features is the generously sized, fully enclosed private garden — a rare find for such a central location and perfect for relaxing, entertaining, or enjoying a bit of outdoor space without the upkeep of a larger property. A superb opportunity for those seeking convenience, privacy, and low maintenance living right in the centre of town.



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Accommodation
Hallway
Lounge
Kitchen
Two Bedrooms
Bathroom

Double Glazing
Electric Heating

Enclosed private garden



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 Rail 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.

Services

Mains drainage, water and electricity. Electric heating. Double Glazing.

EPC Rating

F

Council Tax Band

A

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



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

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 55.6 sq m / 598 sq ft

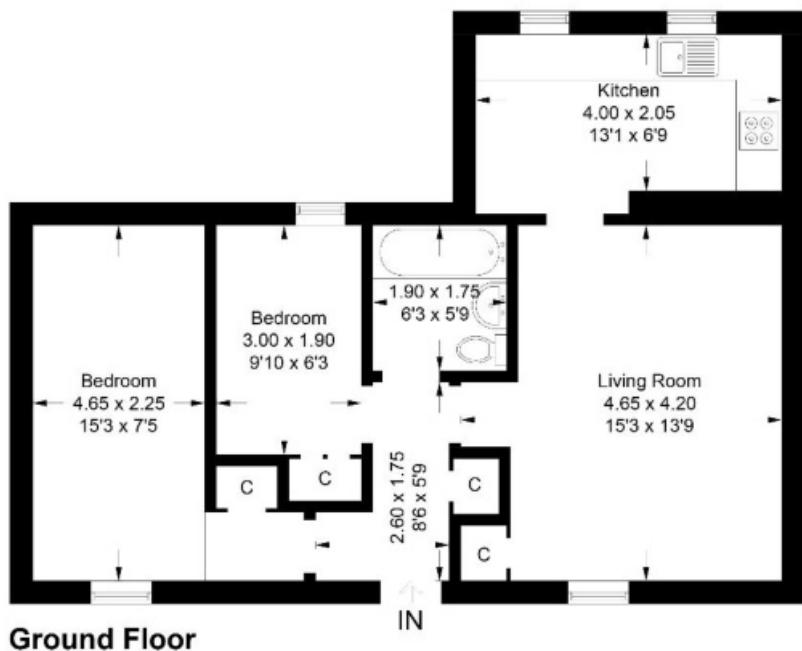


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