

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



114 Meigle Street

Galashiels, TD1 1LP

Offers Over £130,000



Set within a sought after area of Galashiels, this well presented ground floor flat offers an impressive level of space and versatility. Enjoying both front and rear door access, it provides a layout that feels open, practical and easy to live with - ideal for a range of buyers. The property has been successfully let in the past, making it an appealing option for those seeking an investment. Equally, its generous proportions and excellent condition ensure it would make a comfortable and attractive primary home for anyone looking to move straight in. Gardens lie to both the front and rear, with the rear garden offering a particularly private outdoor space - perfect for relaxing or entertaining. Ample on street parking is available nearby adding to the convenience. A spacious, well kept home in a desirable setting, offering strong appeal.



114 Meigle Street

Galashiels, TD1 1LP

Offers Over £130,000

Accommodation
Entrance Hall
Lounge
Kitchen
Three Bedrooms
Bathroo

Two Double Bedrooms
Bathroom

Ample storage

Private gardens to the front & 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 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, electricity and gas. Double Glazing. Gas central heating.

EPC Rating

C

Council Tax Band

B

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



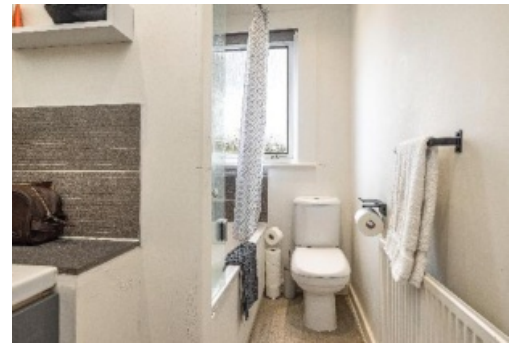
Interested in this property?
Call 01896 758311

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



114 Meigle Street, Galashiels, TD1 1LP

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft

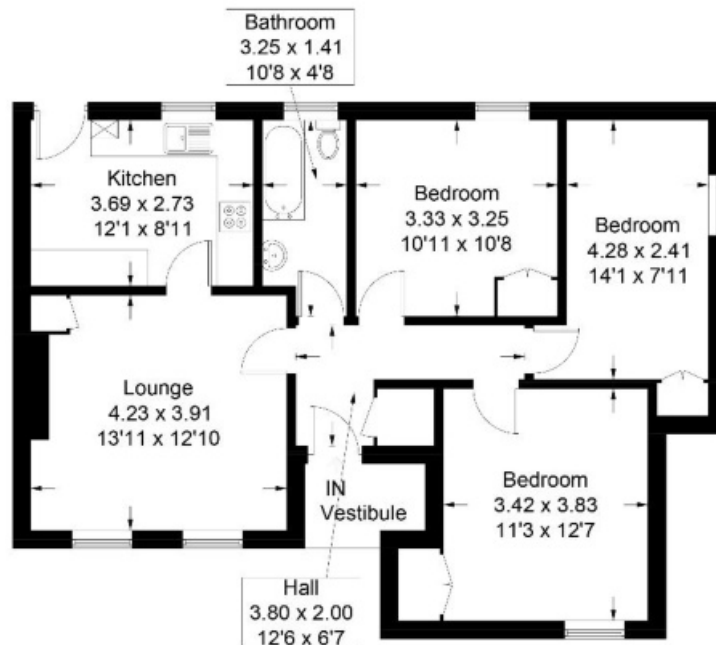


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299075)

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.