

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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25 Douglas Street, Galashiels,

TD1 3BX

Guide Price: £105,000



25 Douglas Street is a very attractive first and upper floor maisonette which is located within a sought after area; positioned towards the outskirts of Galashiels. The property is presented in very good order, decorated in neutral tones and has been brought to the market in move in condition. Outside, there is an easily maintainable, private area of garden which would be perfect for the small family whilst ample parking is available on street. Ideally suited to a small family, couple or first time buyer.



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INTERNAL
Hallway,
Lounge,
Kitchen,
Bathroom,
Master bedroom,
Bedroom two.

EXTERNAL
Private, enclosed garden to the rear, on-street
parking facilities available.



Situation:

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. 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.

Description:

25 Douglas Street is a very attractive first and upper floor maisonette which is located within a sought after area; positioned towards the outskirts of Galashiels. The layout is comfortably proportioned and arranged over two floors and overall consists of a hallway, lounge, kitchen, bathroom and two bright double bedrooms. The property is presented in very good order, decorated in neutral tones and has been brought to the market in move in condition. Outside, there is an easily maintainable, private area of garden which would be perfect for the small family whilst ample parking is available on street. Ideally suited to a small family, couple or first time buyer, viewings come highly recommended in order to fully appreciate.

Fixtures and Fittings:

The sale shall include all carpets and floorcoverings, kitchen fittings, bathroom fittings, and light fittings.

Services:

Mains water, drainage, gas and electricity.

EPC:

D

Viewings:

Strictly by appointment with the Selling Agent. To arrange an appointment to view please contact Cullen Kilshaw Galashiels on 01896 758311.

Home Report Value:

£105,000.00

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



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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

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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.