

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



37B St John Street, Galashiels

TD1 3JX

Offers Over £65,000



Tucked away in a peaceful area, 37B St John Street is an easily maintained and conveniently located property. Located within easy walking distance of the town centre, railway station and on a public transport route. The well-presented accommodation comprises: Hall, Lounge, New Kitchen, Double Bedroom, Box Room, Bathroom. This property is ideal as a first time purchase, rental investment or the perfect retirement property with all the accommodation on the ground floor level. Viewing recommended to fully appreciate.

37B St John Street, Galashiels

TD1 3JX

Offers Over £65,000

Hall
Lounge
Kitchen
Double Bedroom
Box Room
Bathroom

Gas Central Heating
Double Glazing

Shared Drying Area



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

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

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

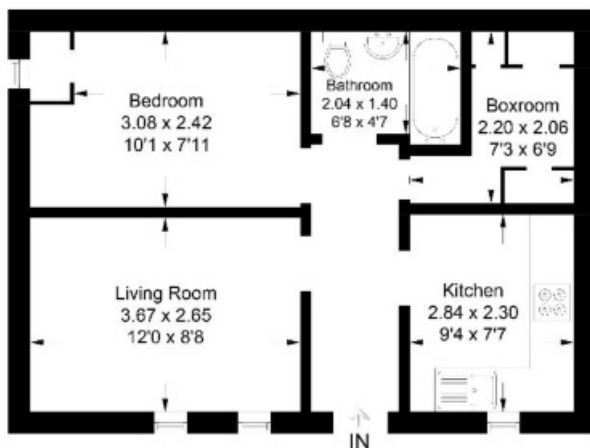
C

Council Tax Band

A

Viewing

By appointment with the Selling Agent



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Galashiels Call 01896 758311

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

