

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



138 St Andrew Street, Galashiels

TD1 1DY

Guide Price £105,000



138 St Andrew Street boasts a particularly spacious layout with its accommodation arranged over two floors, benefiting from a convenient position close to most amenities and facilities. The property would be perfectly suited to those searching for an affordable starter property but would also be equally suitable as a rental investment and has been successfully let out in the past. Outside there is a private area of garden to the rear, which includes a shed, and there is ample parking on street.



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First Floor:
Entrance Hall
Spacious Lounge
Kitchen

Second Floor:
Two Bedrooms (1 en-suite)
Bathroom

Gas Central Heating
Double Glazing



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 and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Gas central heating. Double glazing.

All electrics have recently been checked and the relevant certificates are in place.

EPC:

E

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

B

Entry:

By mutual agreement.



Interested in this property?
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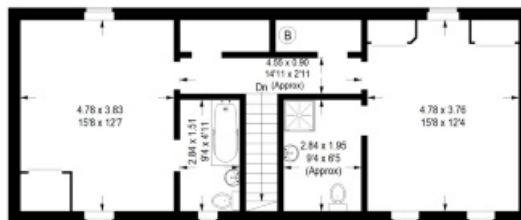
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
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Melrose, Tel 01896 822 796
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Selkirk, Tel 01750 723 868

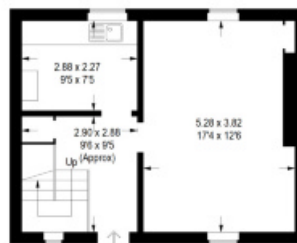


138 St. Andrew Street, Galashiels, TD1 1DY

Approximate Gross Internal Area
96.3 sq m / 1036 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUKetch.com © 2022 (D 895080)

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.