

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 12 Croft Street

Galashiels, TD1 3BJ

**Guide Price £50,000**



12 Croft Street is a deceptively spacious second floor flatted dwellinghouse located in a popular residential area of Galashiels just a short walk from the Town Centre and the Transport Interchange, just a 55 minute train journey to Edinburgh. The property is presented in good order throughout and provides easily maintained accommodation which would be equally suited to a first time buyer or as a rental investment. In addition, the property benefits from a private parking area and communal garden ground. Early viewing recommended.



# 12 Croft Street

Galashiels, TD1 3BJ

Guide Price £50,000

- Accommodation
- Communal Hallway
- Entrance Hall
- Lounge
- Kitchen
- Double Bedroom
- Shower Room

- Communal Garden Ground
- Private Parking Area

#### Situation

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 and Fittings

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

#### Services

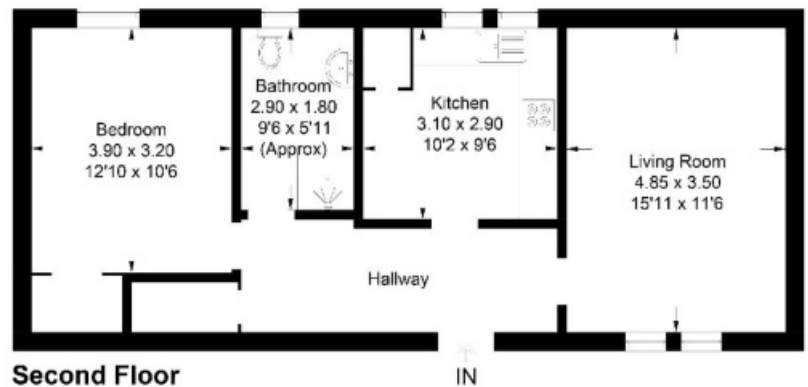
Mains water and drainage. Gas Central Heating and Double Glazing.

#### EPC

D

#### Council Tax

A



**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:

