

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



64 Meigle Street, Galashiels, TD1 1LL

Guide Price £125,000



64 Meigle Street is an immaculately presented first and upper floor dwelling, located within a sought after area of Galashiels which is within comfortable reach of the town centre and most amenities. The property has been particularly well maintained by the present owner, providing a well proportioned home which is ready to move into boasting spacious, light and bright accommodation. The lounge is ample large enough for dining and benefits from windows to both the front and rear, the kitchen is modern and well equipped, whilst upstairs there are three good sized bedrooms and a contemporary bathroom. There is also the further benefit of a private area of garden to the rear which enjoys a relatively good degree of privacy, with plenty of parking available on street.



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First Floor
Entrance Hall
Lounge/Dining Room
Kitchen

Second Floor
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private Garden



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, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

B

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

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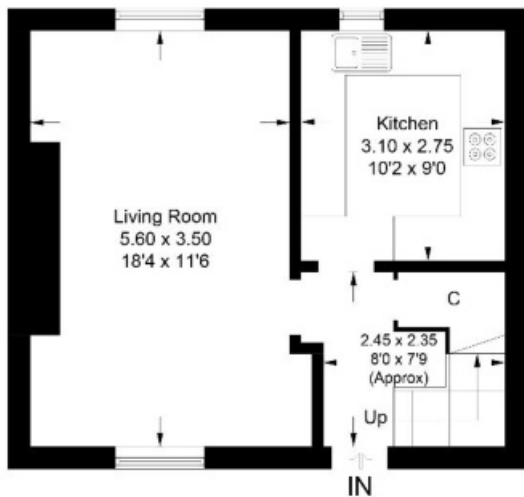
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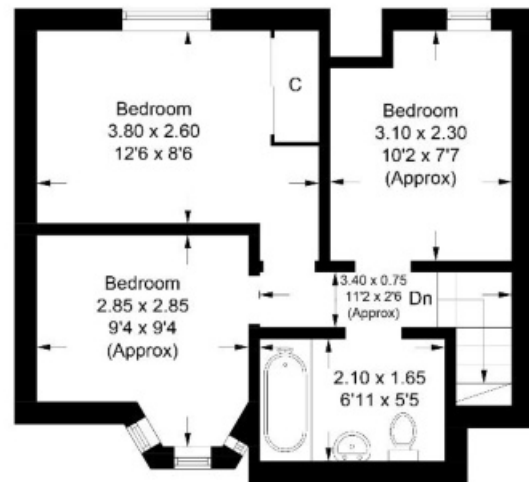


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Approximate Gross Internal Area = 70.1 sq m / 754 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1005955)

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.