

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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55 Scott Street, Galashiels, TD1 1HW

Guide Price £105,000



Formerly two separate properties, 55 Scott Street is a surprisingly spacious ground floor apartment which is located in a popular area of Galashiels which is within comfortable reach of most amenities. Accessed via a sheltered courtyard to the rear, the property opens out to provide, bright spacious and well presented accommodation with the large lounge being of particular note. This easily managed property would suit a variety of buyers; perfect for those seeking a property on one level, also equally suitable as a starter home, but with investment potential as well. Outside, the courtyard enjoys a superb degree of privacy and is the ideal spot for outdoor furniture, whilst there is an additional area of garden further back. Parking is available on street.



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Accommodation
Entrance Hall
Spacious Lounge
Kitchen
Two Double Bedrooms
Modern Shower Room

Gas Central Heating
Double Glazing

Private gardens to the rear



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

D

Viewings

By appointment with the Selling Agent

Council Tax Band

B

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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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
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 90.3 sq m / 972 sq ft

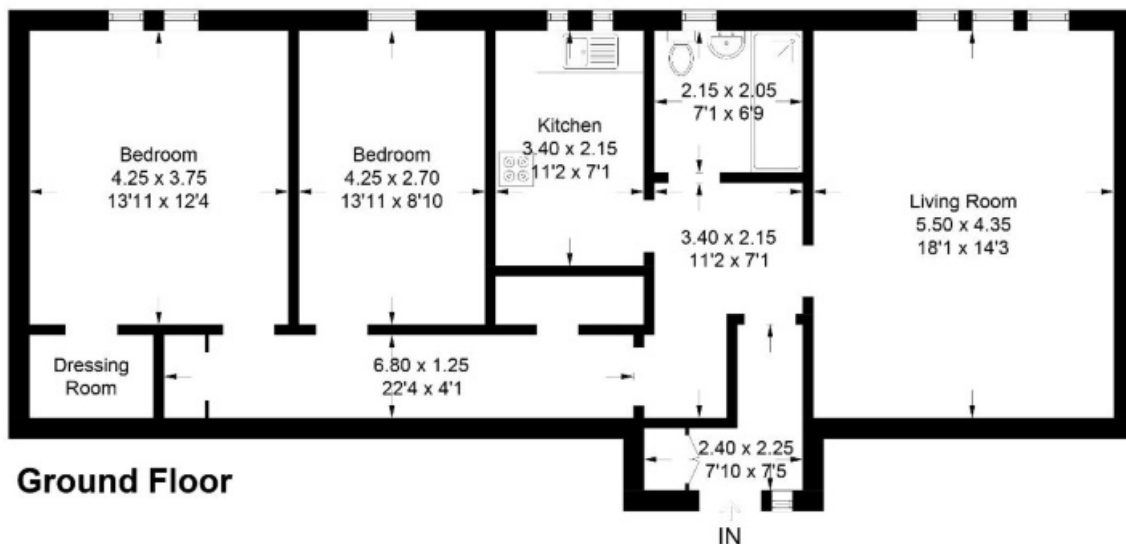


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1021876)

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.