

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 140 Croft Street, Galashiels

TD1 3BP

**Guide Price £75,000**



Located within a popular residential area of Galashiels, 140 Croft Street is a well-proportioned ground floor flat. The property would benefit from a degree of modernisation but is presented in neat & tidy order throughout. Ideally placed for access to the Public Park and St Peter's Primary School, the property is within easy walking distance of the town centre and railway station. Perfectly suited as an affordable first time buy, rental investment or ideal for the downsizer with all the accommodation on one level. Benefiting from a spacious lounge, kitchen, dining room, two double bedrooms, bathroom and great storage space. Externally there are communal garden grounds and a bin store. Viewing recommended.





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Communal Entrance  
Hall  
Lounge  
Kitchen  
Dining Room  
Two Double Bedrooms  
Bathroom

Electric Heating  
Double Glazing  
Secure Entry System

Communal Garden Grounds  
Shared Bin Store





### 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, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Electric heating, double glazing, secure entry system. There is a gas supply in the building which could be connected to this property, if required.

### EPC

E

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01896 758311**

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
Email: gala@cullenkilshaw.com

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  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**140 Croft Street, Galashiels**

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft

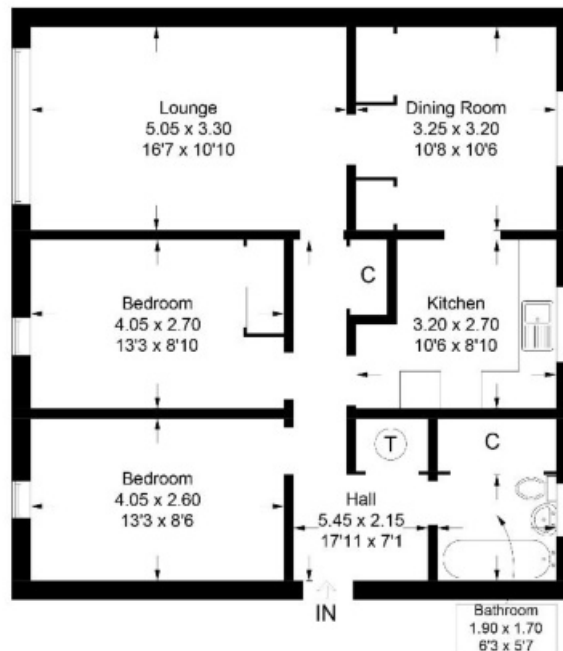


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1028956)

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.