

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



34 Kirk Brae, Galashiels, TD1 1NQ

Guide Price £110,000



34 Kirk Brae is a spacious and bright first and upper floor maisonette, which benefits from a quiet setting with open aspects to both the front and rear. There are amenities available nearby and the town centre is within comfortable reach. The layout is well proportioned, is presented in good order throughout, and would be perfectly suited to those searching for an easily managed starter property which is ready to move into. Outside, there is a large drying green positioned to the front of the property which is communal, whilst there is a smaller area of garden to the rear. Parking is available on street.



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First Floor
Spacious Entrance Hall
Lounge
Kitchen
Dining Room/Bedroom 3

Second Floor
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Large communal drying green



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. The washing machine and fridge freezer are not to be included.

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

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

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

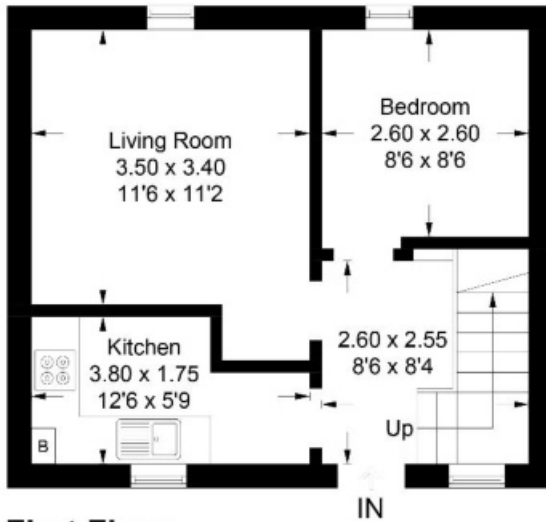
Also At:

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
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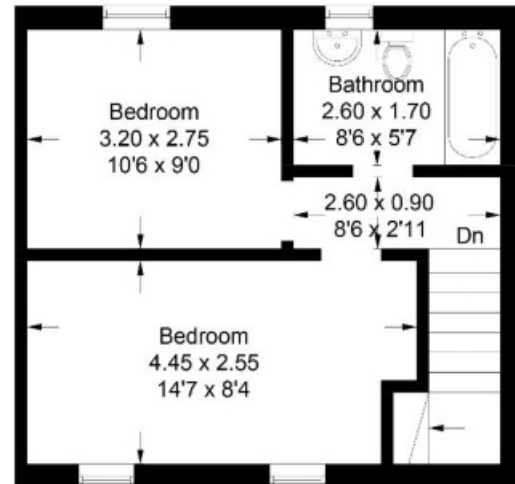


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Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1034248)

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.