

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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15 Scott Street, Galashiels, TD1 1HW

Offers Over £99,000



Formerly two separate flats, 15 Scott Street is a spacious first floor flat located in one of the most popular areas of Galashiels, with amenities to hand and within comfortable reach of the town centre. The property has recently been freshly decorated and would make an ideal starter property which is ready to move into, but equally it would also suit those looking for an investment opportunity. The layout is surprisingly well proportioned and has the benefit of two separate doors providing different access points. Outside, there is an area of private garden to the rear whilst ample parking is available on street.



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Accommodation
Entrance Hall
Living Room
Kitchen
Four Bedrooms (one en-suite)
Bathroom

Gas Central Heating
Double Glazing

Private area of garden 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

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
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
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 70.7 sq m / 761 sq ft

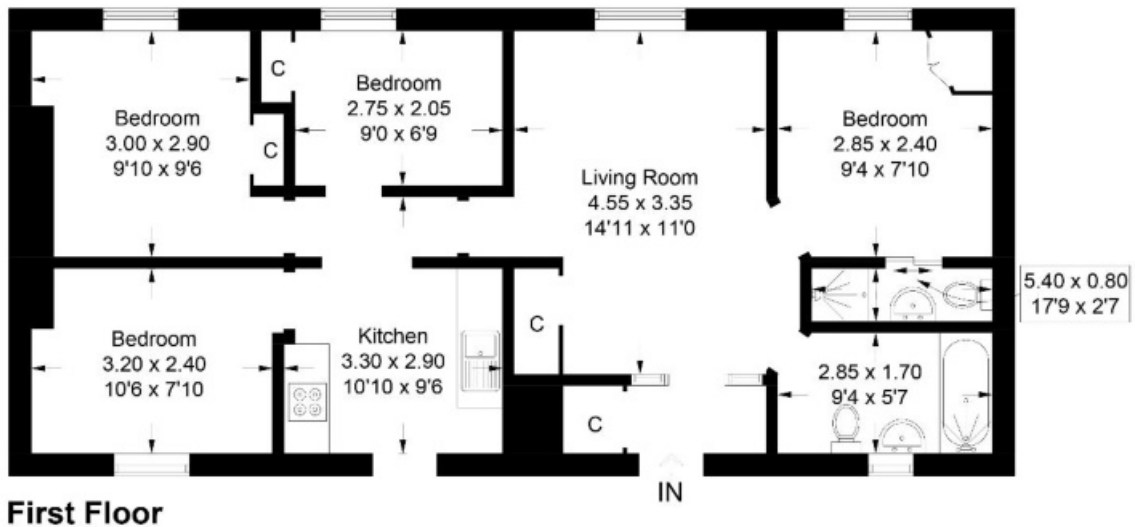


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1071548)

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.