

**Galashiels**

Call 01896 758311

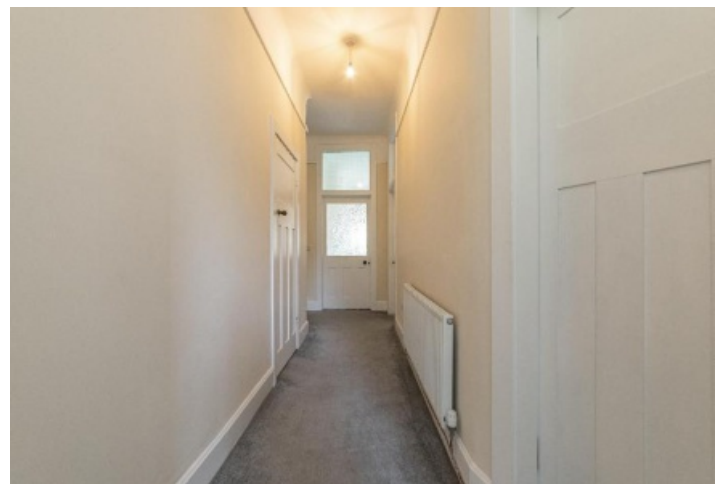
**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 112/2 High Street, Galashiels, TD1 1SQ

**Guide Price £85,000**



112/2 High Street is a beautifully presented first floor apartment enjoying a lovely corner position with open aspect over the surrounding area. It is well positioned for most local with amenities with the transport interchange just a short distance on foot. Accessed via a secure entrance and sharing a hallway with two other properties, this lovely property is very generous in layout and has been completely refurbished in recent times ensuring it is truly ready to move into. Of particular note is the lounge which has three feature windows which flood the room with natural light, whilst the modern kitchen is amply large enough for dining, the double bedroom is very generously proportioned with space for good range of furniture, and the property is nicely finished with a contemporary shower room. The furniture within the property can be included making this an ideal starter property or ready to go investment opportunity.





# 112/2 High Street, Galashiels, TD1 1SQ

Guide Price £85,000

Accommodation  
Secure entrance  
Hallway  
Lounge  
Dining Kitchen  
Large Double Bedroom  
Shower Room

Gas Central Heating  
Double Glazing





### 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 furniture in the property can also be made available if required.

### Services

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

### EPC

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

A

### 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



**112/2 High Street, Galashiels, TD1 1SQ**

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft

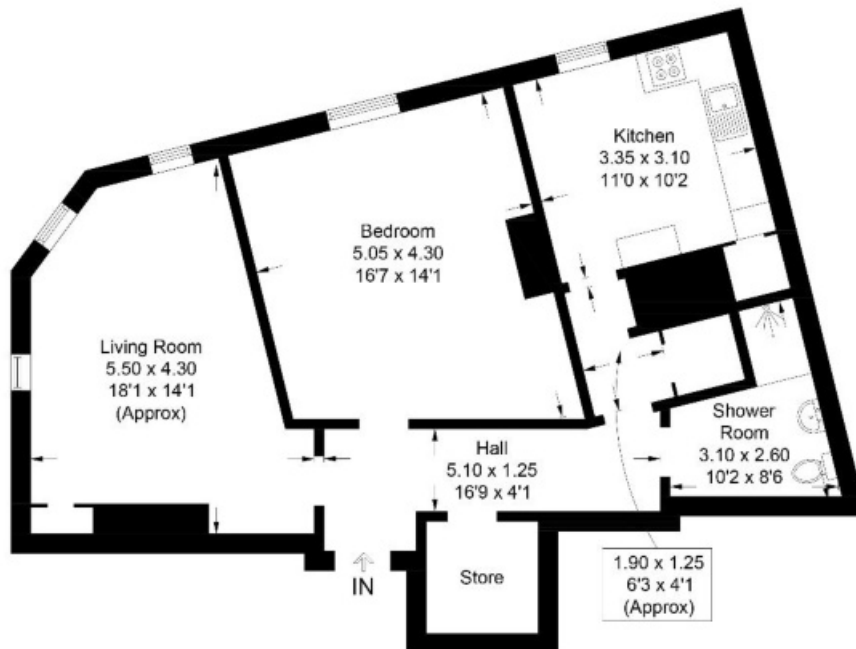


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111448)

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.