

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 24 Stanley Street, Galashiels, TD1 1HS

**Fixed Price £105,000**



24 Stanley Street is an attractive and well proportioned first and upper floor dwelling, located in a popular area of Galashiels which is within comfortable reach of most amenities. Ideally suited to those searching for an affordable starter property or easily managed investment opportunity, this is the perfect property and is presented onto the market in good order throughout. All of the rooms are spacious affording room for a good range of furniture. Outside, there is an area of garden to the rear whilst plenty of parking is available on street.



# 24 Stanley Street, Galashiels, TD1 1HS

Fixed Price £105,000

First Floor  
Entrance Hall  
Lounge  
Kitchen  
Bathroom

First Floor  
Two Double Bedrooms

Gas Central Heating  
Double Glazing

Private garden to the rear  
Ample on street parking



**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  
Phone: 01896 758311  
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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
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



**24 Stanley Street, Galashiels, TD1 1HS**

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft

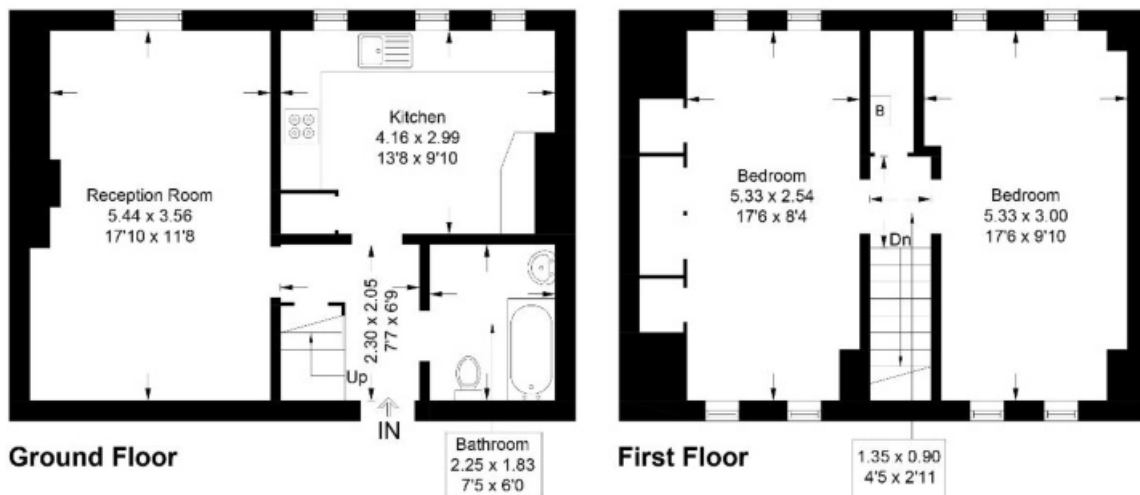


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1118963)

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.