

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 164 Scott Street, Galashiels, TD1 1DX

**Guide Price £117,500**



164 Scott Street is a spacious first floor flat which is located in a popular area of Galashiels, handy for most amenities and within comfortable reach of the town centre. The property is presented in very good order throughout, providing an easily managed home which is ready to move into; perfect for those searching for a starter property. The rooms are all well proportioned and the property comes with plenty of storage space. Outside, there is an area of private garden to the rear whilst plenty of parking is available on street.



# 164 Scott Street, Galashiels, TD1 1DX

**Guide Price £117,500**

Accommodation:  
Entrance Hall  
Lounge  
Kitchen  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Private garden to the rear  
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

C

### Viewings

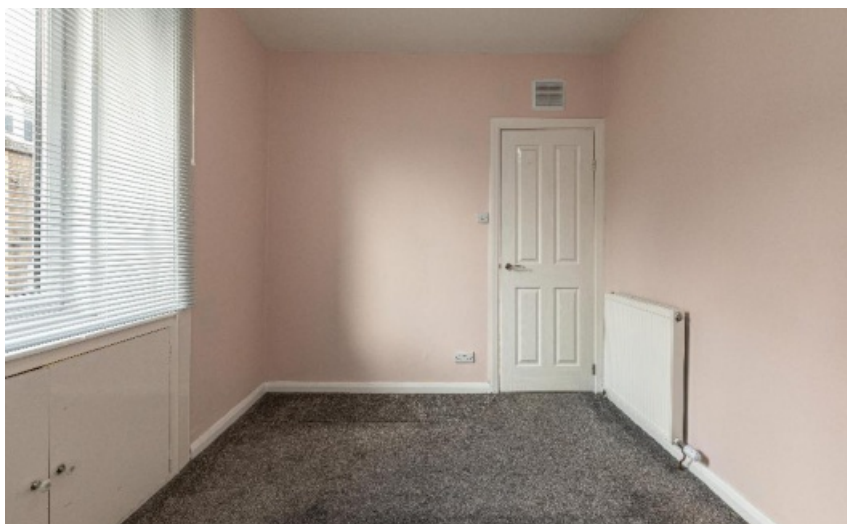
By appointment with the Selling Agent

### 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  
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



**164 Scott Street, Galashiels, TD1 1DX**

Approximate Gross Internal Area = 73.0 sq m / 786 sq ft

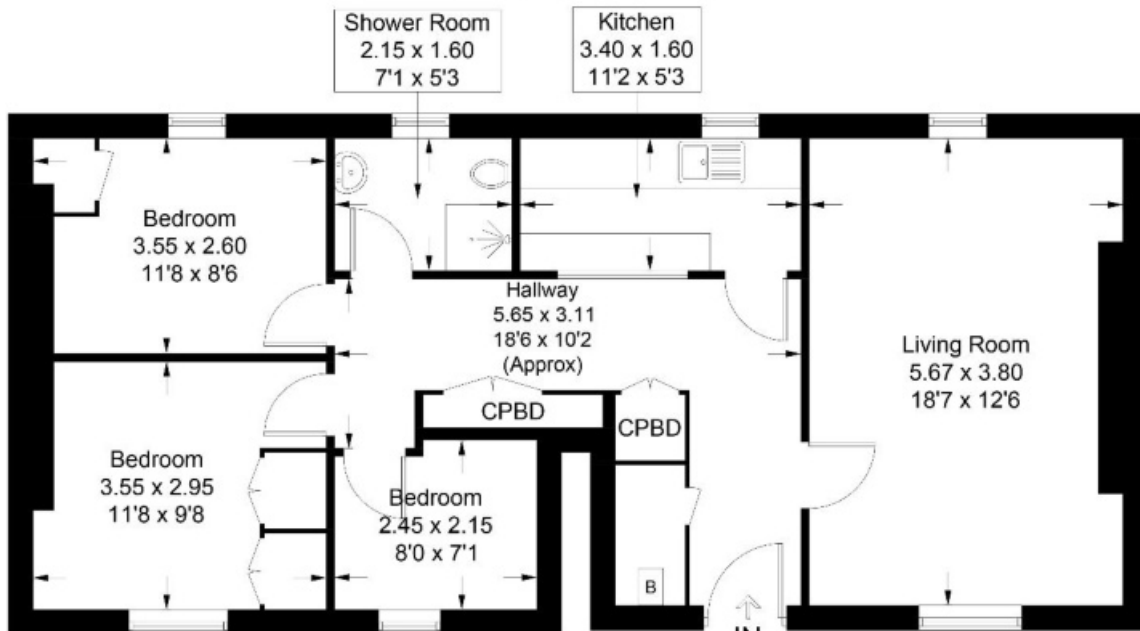


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1136838)

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.