

Galashiels

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CULLEN KILSHAW
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1 Elm Row, Galashiels

TD1 3JH

Guide Price £225,000



Situated in an extremely convenient area of Galashiels, just a two minute walk to the town centre and near to the railway station, this is an extremely deceptive property that really is one that must be viewed to fully appreciate. Extending to 174 square metres, the property boasts a flexible and versatile layout that could be utilised in many different ways. The accommodation comprises: Ground Floor - Vestibule, entrance hall, double bedroom/lounge, dining room, kitchen, rear hall, utility/downstairs WC. First Floor - lounge, double bedroom with en-suite shower room, bathroom. Second Floor - two double bedrooms. There is also a large useable cellar. Externally there are two areas of easily maintained garden and a large garage.



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Hall
Dining Room
Kitchen
Double Bedroom/Lounge
Rear Hall
Utility Room/Downstairs WC
Bathroom
Lounge
Master Bedroom with En-Suite
Two Further Double Bedrooms
Cellar

Gas Central Heating
Double Glazing

Two Areas of Garden
Garage



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Approximate Gross Internal Area = 160.8 sq m / 1731 sq ft
Attic Floor = 41.1 sq m / 442 sq ft
Total = 201.9 sq m / 2173 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139316)

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