

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 19 High Buckholmside, Galashiels, TD1 2HR

Guide Price £60,000



Benefiting from a private access to the rear, 19 High Buckholmside is a deceptively spacious property with its accommodation arranged over two floors. Although it is now at the point of requiring some cosmetic upgrading, it does offer superb potential and is perfect for those searching for a starter home on which they can make their own mark. The lounge is particularly spacious, with a large window to the rear making the most of the private aspect, whilst the kitchen is also of a comfortable size. The bedroom is located at first floor level and benefits from windows to the front and rear. Outside, there is a private enclosed garden which is perfect for outdoor seating and enjoys open outlooks over the town and beyond.



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Ground Floor  
Spacious Lounge  
Kitchen  
Bathroom

First Floor  
Bedroom with storage

Gas Central Heating  
Double Glazing

Private enclosed garden



### 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

A

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

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

Also At:

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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 60.4 sq m / 650 sq ft

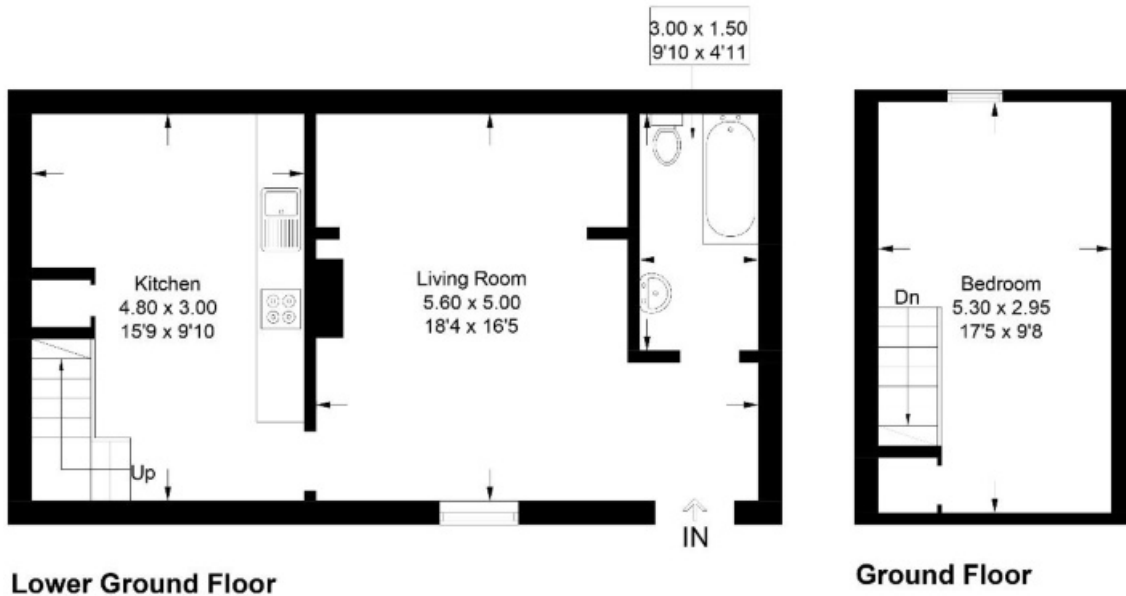


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co @ (ID1142677)

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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.