



# 171 Scott Street Galashiels

TD1 1DU

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# 171 Scott Street Galashiels TD1 1DU

## Offers Over £80,000



1

Bed(s)



1

Bath(s)



567

SQFT



1880

Year Built

171 Scott Street is a traditional stone-built ground-floor flat that offers excellent potential for a variety of buyers. The property features its own front garden and entrance door, which is increasingly sought after for added privacy and independence.

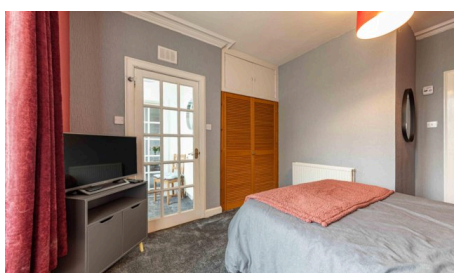
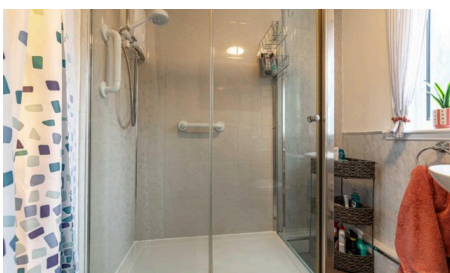
**Harris Wilson**

SBS Property

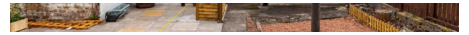
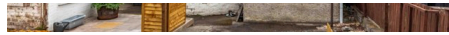
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## 171 Scott Street, Galashiels, TD1 1DU

Approximate Gross Internal Floor Area: 52.7 m<sup>2</sup> ... 567 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO  
EXETER

## Property Details & Description

**Accommodation Comprises**



The ideal first time purchase or rental investment

- Perfect retirement property.
- Conveniently placed for all the good amenities in the town
- A five minute walk to the railway station
- Gardens to both the front and rear
- Viewing recommended

Inside, the flat includes a spacious living room, a separate kitchen equipped with an electric oven and gas hob, and a generously sized double bedroom with a built-in wardrobe and storage cupboard. The shower room is fitted with an electric shower and serves the accommodation effectively. The outdoor space is a major highlight of the property.

The rear garden area has potential for landscaping and includes a garden shed, accessible via a shared alleyway to the side of the building. Whether you're a first-time buyer looking to enter the property market, downsizing, or a landlord seeking a solid addition to your rental portfolio, this flat ticks several boxes.

Its central location, good dimensions, and outdoor space make it a rare find at this price point. Situated in a vibrant and well-connected town, the property offers an appealing lifestyle with a good balance of urban convenience and access to nature.

## **LOCATION**

171 Scott Street is located in a popular residential area of Galashiels, a principal town in the Scottish Borders with around 12,000 residents.

The town offers a variety of shopping options, including Tesco, ASDA, Boots, and Marks & Spencer. Local attractions feature the Great Tapestry of Scotland, Old Gala House, and Abbotsford House, the former home of Sir Walter Scott. Residents enjoy amenities such as independent shops, a cinema, a health centre, a swimming pool, a gym, and a new Transport Interchange linked to the Borders Railway. Galashiels is home to several local sports teams, including Gala RFC and Gala Fairydean FC, and hosts the historic Common Ridings festival in the summer.

Outdoor activities include fishing on the River Tweed, golf, and walking trails, including the Southern Upland Way. The town has six primary schools and secondary education at Galashiels Academy. Borders College and Heriot-Watt University also have campuses here.

The Borders General Hospital is located about four miles away. Galashiels is easily accessible via the A7 and the Borders Railway, which connects to Edinburgh. A bus service from the



Interchange links to Newcastle and Carlisle, as well as Edinburgh. Both Edinburgh and Newcastle airports are within 40 to 68 miles, providing a range of travel options.

### **SERVICES**

Mains Drainage, Electricity, Water, Gas Central Heating, Double Glazing.

### **EPC Rating**

Band D

### **Council Tax Band**

Band A

### **Viewings By appointment with the Selling Agent**

### **Entry By mutual agreement**

### **OFFERS**

All offers must be submitted in writing using standard Scottish legal format by your solicitor to SBS Property, the selling agent. Interested parties are encouraged to instruct their solicitor to submit a note of interest. If a closing date is set, the seller is not obligated to accept any offer and reserves the right to accept any offer at any time.





[View Map](#)

## Contact

**Harris Wilson**

SBS Property

01896756161







Name

Email

Phone Number (

Message

Send Message

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