

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 20 Dean Street, Galashiels

TD1 1LY

**Guide Price £85,000**



This extremely attractive duplex apartment is located in a sought after area of Galashiels, enjoying a nice quiet setting which is still within comfortable reach of most amenities. The flat is beautifully presented throughout, finished with modern kitchen and bathroom fittings, and would be perfectly suited to those searching for an easily managed home which is ready to move into. The large, light lounge/dining room is of particular note as is the main bedroom which enjoys nice outlooks. Outside, there is a well kept area of garden, as well as two useful outside stores, whilst ample parking is available on street.



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TD1 1LY

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Hallway  
Lounge/Dining Room  
Modern Kitchen  
Two Bedrooms  
Bathroom

Private Garden  
Two external stores  
Ample on street parking

Gas Central Heating  
Double Glazing



### 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 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, kitchen fittings and bathroom fittings.

### Services:

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

### EPC:

D

### Council Tax Band:

A

### Viewing:

Strictly by appointment with the Selling Agent.

### Entry:

By mutual agreement. Early entry available.



Interested in this property?  
**Galashiels**  
Call 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



**20 Dean Street, Galashiels, TD1 1LY**

Approximate Gross Internal Area = 62 sq m / 667 sq ft

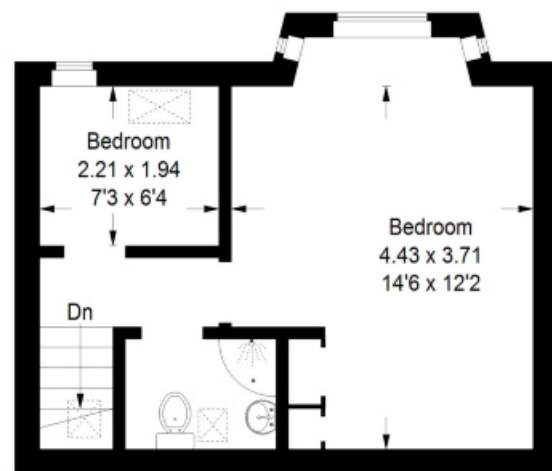
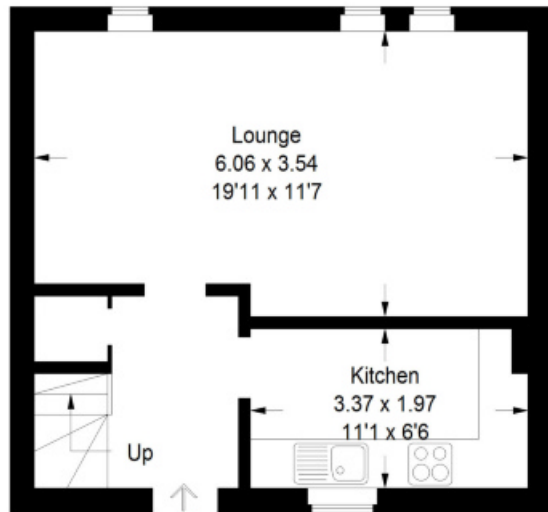


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Full members of:



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.