

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 60 High Buckholmside, Galashiels

TD1 2HW

**Guide Price £105,000**



60 High Buckholmside is a deceptively spacious first and upper floor dwelling, located within a popular area which is just a short walk from the town centre and nearby transport interchange. The property offers very well proportioned accommodation, is presented in good order, and benefits from an enclosed private garden with useful outhouses. Patio doors from the lounge/dining room lead directly out into the aforementioned garden.





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First Floor  
Vestibule  
Entrance Hall  
Spacious Lounge/Dining Room  
Large Kitchen  
Dining Room/3rd Bedroom  
Bathroom

First Floor  
Two Double Bedrooms

Outside  
Generous enclosed garden  
Two outhouses  
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 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 Railway 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.

### EPC:

E

### Council Tax Band:

B

### Viewing:

Strictly by appointment with the Selling Agent.

### Entry:

By mutual agreement. Early entry available.



Interested in this property?  
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Galashiels, TD1 3AF  
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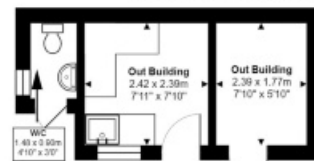
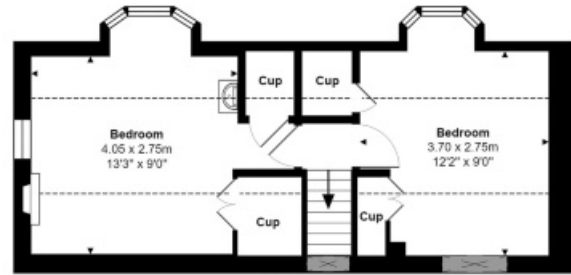
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
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



**60 High Buckholmside Galashiels TD1 2HW**

Approximate Gross Internal Floor Area: 93.7 m<sup>2</sup> ... 1009 ft<sup>2</sup> (excluding out buildings)



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.



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.