

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 St Andrew Street

Galashiels, TD1 1EA

Guide Price £110,000



Set within a popular area of Galashiels and handy for most amenities, this attractive two bedroom maisonette offers well proportioned accommodation and a peaceful setting. Accessed to the rear, it enjoys a quiet aspect that will suit those seeking a first time purchase or an easily managed investment. The lounge is particularly generous, creating a comfortable central living space with open access to the modern kitchen - ideal for everyday convenience and sociable living. One of the bedrooms is also located on the first floor, along with a useful WC. Upstairs, the main bedroom is notably spacious, complemented by a well appointed bathroom. The property further benefits from its own area of private garden, providing a pleasant outdoor retreat, and there is ample on street parking close by. A practical, well presented home in a great location, ready to welcome its next owner.



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First Floor
Entrance Hall
Lounge/Kitchen
Bedroom Two
WC

Second Floor
Generous Double Bedroom
Bathroom

Gas central heating
Double Glazing

Private 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, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Double Glazing. Gas central heating.

EPC Rating

D

Council Tax Band

A

Viewings

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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Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
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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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 64.06 sq m / 689 sq ft

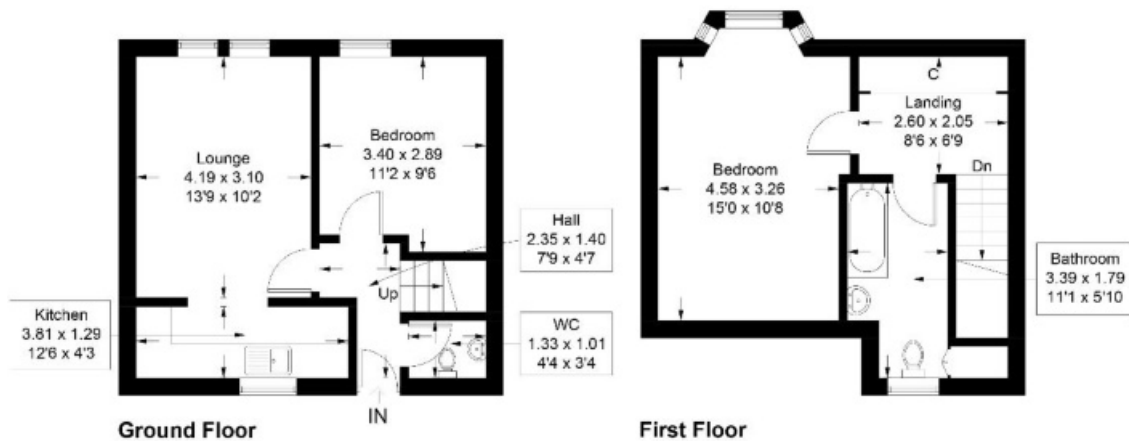


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1333212)

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.