



198 Scott Street, Galashiels, Scottish Borders, TD1 1DX

Tastefully Presented & Spacious, Main Door Maisonette with a Private Garden

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Property Description

Tastefully presented and spacious three-bedroom, main door maisonette with a private garden. The property faces south-west, and is in the centre of the historic town of Galashiels in the Scottish Borders, within walking distance to both railway and bus stations.

With an external stair to the front door, the property comprises an entrance hall, living room, kitchen, utility cupboard, dining room, three bedrooms, and a bathroom.

Features include a fitted kitchen, gas central heating, double glazing, and a generous bathroom. In addition, there is a small private paved garden at the back, and unrestricted parking at the front and on surrounding streets.

The carpeted reception hall gives access through the main floor, including to the carpeted stairway, and to a deep understair storage cupboard. Set to the front, the living room features a fireplace with gas fire, coving and a cupboard housing the meters.

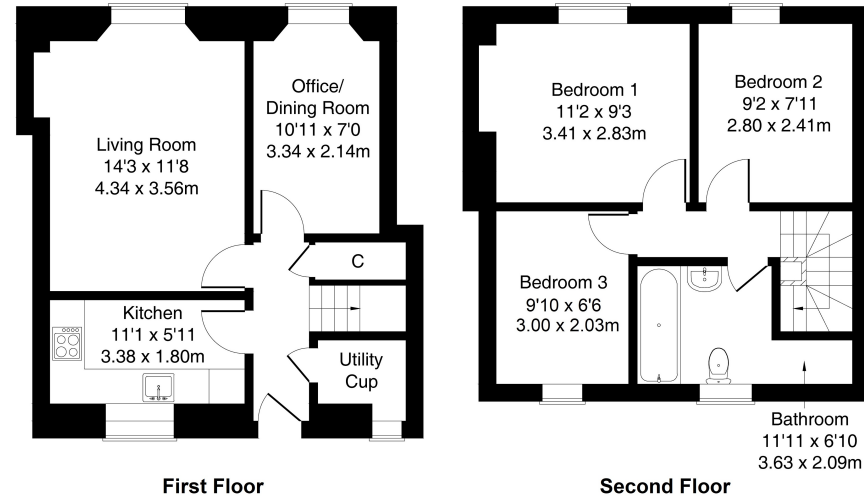
Overlooking the gardens to the rear, the bright fitted kitchen has ample storage, wood-effect worktops, a sink, tiled surround, integrated dishwasher, electric oven and a ceramic hob. The carpeted dining room set to the front offers potential for use as an office or guest bedroom.

Off the hall, the utility area has a rear-facing window and contains the boiler and washing machine. On the upper floor, the two double bedrooms are front-facing and include carpeted flooring and plain coving; the single bedroom is set to the rear, similarly finished. Completing the accommodation, the generously proportioned bathroom is at the back, containing a three-piece bathroom suite, with a mains shower over the bath, tiled splash walls, wood-effect flooring and additional storage space.

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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Galashiels, surrounded by the rolling hills of the Borders, is an ancient burgh with famous historic links, buildings and sites including the newly opened Great Tapestry of Scotland building. By direct route along the A7, Galashiels is approximately 27 miles from the Edinburgh bypass, making it a convenient commute for countryside living. Excellent leisure pursuits surround the area, including golf, fishing, cycling and mountain biking, as well as hill walking, with Galashiels being on the long-

distance walking route, the Southern Upland Way. The town has many amenities, including major supermarkets, local shops, restaurants and cafés. Galashiels also has its own Transport Interchange, the station for the Borders railway providing direct commuting straight into the heart of Edinburgh. The bus station has direct buses to Edinburgh and Carlisle, as well as all major Borders towns.





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