

2 Church Square, Galashiels, TD1 3JJ – Guide Price £55,000



This ground floor flat is situated in Church Square, within the central and historic Old Town area of Galashiels. It is located in a prominent position near the Market Cross, an important location in the Braw Lads Gathering festival. Church Square was designed by architect Peter Womersley and won an architectural award from the Saltire Society in 1963. It has retained many original features.



2 Church Square

This property is located on the ground floor and is accessed from a communal secure entry system, giving access to the six properties in the block. The size and location of this dwelling lends itself to a single person or couple.

The Tour

The entrance hallway has coat hooks and gives direct access to the living room, dining kitchen and to a courtyard garden. The bedroom and bathroom are both accessed indirectly from the living room.

The living room is at the heart of the property. It has a dual aspect with glazing extending the full width of the room, on opposite walls, giving it a bright and open feel. This gives views towards the Market Cross, St Paul's Church Spire and Meigle Hill to the west, and a view into the courtyard.



The kitchen looks directly into the courtyard and has room for a small table and chairs. It has fitted white gloss units which are offset by dark grey worktops and a small splashback. There are spaces for free standing appliances.



The bedroom and bathroom are linked by a small hallway, 'almost' forming an ensuite. The bedroom has built in storage and has a view of Church Square. The bathroom has an over bath shower and white sanitary ware.



There are storage cupboards in the entrance hall, dining kitchen, bedroom and bathroom. The flat is in good order and is decorated in a neutral palette. This home has storage heating. All the windows are outward opening.

Outside Space

There is an external alcove directly in front of the living room window which would be an ideal location for a bench seat from which to enjoy the evening light. The property has a courtyard which is partially paved and has some shrubs and a washing line. The size and location of this lends itself to outdoor living.

The Area

The property is only a short walk away from the town centre with its shops, cafes, bars, restaurants, public library, cinema and transport interchange. It benefits from sustainable travel with a bus stop on Market Street, a few minutes' walk away.

It has an excellent location for recreation, being close to Scott Park, the Southern Upland Way, Gala Hill, Gala Bowling Club and Galashiels Swimming Pool. Elm Row, which starts at the Market Cross, is an excellent starting point for many quiet cycling routes.

The dwelling is located within the catchments for St Peter's Primary School and St Margaret's Roman Catholic Primary School. It is located in close proximity to Galashiels Academy which is located with Scott Park. The new Galashiels Academy is scheduled for opening in Autumn 2025.

What Three Words

alien.brightens.nickname

Room Dimensions			
Living Room	4.96 x 3.35m	Bedroom	3.48 x 3.04m
Kitchen	3.85 x 2.33m	Bathroom	3.04 x 1.71m

Council Tax Band A and EPC Rating E

Partial Double Glazing. Mains electricity and drainage.

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the house have not been checked by the selling agents.

Viewing by arrangement with selling agent.

TAITS
SOLICITORS & ESTATE AGENTS

10 The Square

Kelso

TD5 7HJ

Call Us on 01573 224311

Email Us at info@taits.co.uk

Visit our website at www.taits.co.uk

Fax Us on 01573 225858