

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Stable Gardens, Galashiels

TD1 2NW

Offers Over £250,000



A deceptively spacious and well-presented detached family home, located in a popular modern development, set towards the outskirts of Galashiels, with good public transport links into the town centre & railway station. The property has a versatile and flexible layout and benefits from many pleasing features including five bedrooms, four bathrooms, spacious dining kitchen, utility room, south facing garden, garage and drive. Early viewing essential.



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Entrance Hall
Lounge
Large Dining Kitchen
Utility Room
Downstairs WC
Master Bedroom with En-Suite Shower Room
Four Further Bedrooms
Jack & Jill En-Suite Shower Room
Family Bathroom

Gas Central Heating
Double Glazing

Garden
Garage
Drive



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 and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

C

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Galashiels
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27 Market Street,
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



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Approximate Gross Internal Area = 139.3 sq m / 1499 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 152.7 sq m / 1643 sq ft

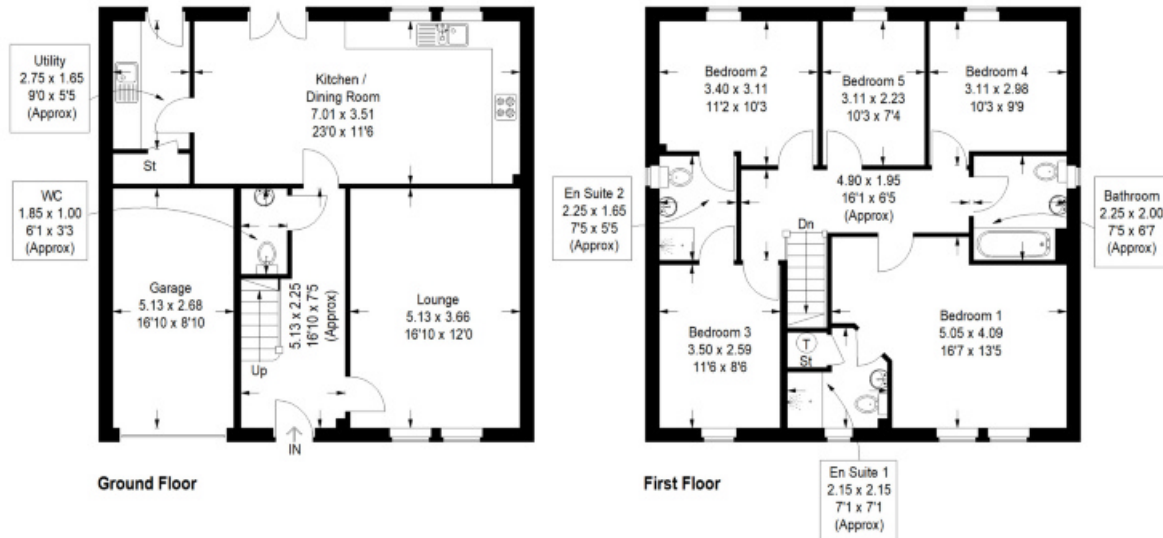


Illustration for identification purposes only, measurements are approximate, not to scale.
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.