

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Stable Gardens, Galashiels

TD1 2NW

Offers Over £250,000



3 Stable Gardens is an attractive detached property which is situated within a modern development of housing towards the outskirts of Galashiels. Perfectly suited to those searching for a spacious, easily maintained family home, the layout is well proportioned and flexible, presented in good order throughout and benefits from a large dining kitchen which provides an ideal focal point. Outside, there are well tended gardens surrounding the property, with the enclosed rear garden enjoying a lovely private aspect. This property further benefits from a detached garage and a drive providing convenient private parking.



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Ground Floor:
Entrance Hall
Downstairs WC
Lounge
Dining Room
Spacious Dining Kitchen
Utility Room

First Floor:
Master Bedroom with En-Suite
Three Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Private Gardens
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 Rail 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

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

EPC:

C

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

F

Entry:

By mutual agreement.



Interested in this property?
Galashiels
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27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
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
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 = 142.0 sq m / 1528 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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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.