

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Stable Gardens, Galashiels

TD1 2NW

Offers Over £240,000



11 Stable Gardens is a well-proportioned detached family home, located within a sought after modern development set towards the outskirts of Galashiels. The property is presented in very good order throughout and benefits from an upgraded kitchen, utility room, bathroom and en-suite. The rear garden has a large raised decking area and is fully enclosed making it a safe space for children and pets. A double drive and garage ensure ample private parking. Early viewing essential.



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Hall
Lounge
Dining Kitchen
Utility Room
Downstairs WC
Master Bedroom with En-Suite
Three Further Bedrooms
Family Bathroom
Floored Attic

Double Glazing
Gas Central Heating

Garden to Rear
Double Drive to Front
Garage



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

E

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
96.9 sq m / 1043 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.