

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 9 Balmoral Drive, Galashiels

TD1 1JH

**Guide Price £135,000**



This mid-terraced property at 9 Balmoral Drive is situated in a popular and established residential area, adjacent to Balmoral Primary School and within easy walking distance of Galashiels Academy. It boasts a well-presented and comfortable layout, including a lounge with a dining area, kitchen, three double bedrooms and a modern shower room. The property also features a generous garden to the front and rear, with potential for adding off-street parking. Early viewing essential.



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TD1 1JH

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Hall  
Lounge/Dining Room  
Kitchen  
Rear Hall  
Three Bedrooms  
Shower Room

Double Glazing  
Gas Central Heating

Garden Front & Rear  
Shed



### Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

### Fixtures & 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

D

### Council Tax Band

B

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01896 758311**

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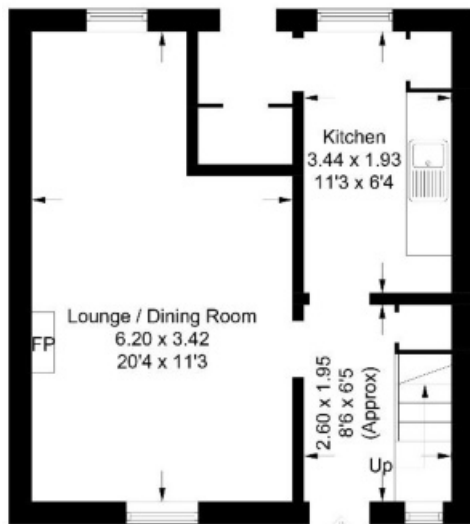
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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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  
Langholm, Tel 013873 80482



**9 Balmoral Drive, Galashiels**

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID960559)

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.