

**Galashiels**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Upper Craigpark House, Craigpark Gardens, Galashiels

TD1 3HZ

**Guide Price £285,000**



Upper Craigpark House is a substantial first and upper floor dwelling forming part of a large detached property, located in a sought after area of Galashiels. It is tucked away from view enjoying a good degree of privacy, and is accessed via an impressive entrance porch/sun room. Also of particular note is the open plan dining hall, which leads off to all of the accommodation, boasting lots of traditional features and providing an extremely well proportioned family home. Outside, there is a private area of garden and a driveway.





# Upper Craigpark House, Craigpark Gardens, Galashiels

TD1 3HZ

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First Floor:  
 Entrance Porch/Sun Room  
 Dining Hall  
 Lounge  
 Dining Kitchen  
 Two Bedrooms  
 Bathroom

Second Floor:  
 Two Bedrooms  
 Study  
 Shower Room

Gas Central Heating

Private area of garden  
 Driveway





**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.

**EPC:**

E

**Viewings:**

By appointment with the Selling Agents.

**Council Tax Band:**

E

**Entry:**

By mutual agreement.





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

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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  
Langholm, Tel 013873 80482



**Upper Flat, Craigpark House, Galashiels, TD1 3HZ**

Approximate Gross Internal Area = 201.9 sq m / 2173 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID943902)

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