

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Braepark, Forebrae Park, Galashiels, TD1 2BG**

**Guide Price £265,000**



Braepark is a substantial traditional semi-detached dwelling, located within one of the most sought after areas of Galashiels, occupying a quiet position with lovely views out over the town and beyond. The property provides generously proportioned family accommodation, with the large lounge/dining room being of particular note, whilst there is also a generous kitchen, sun room, three good sized bedrooms upstairs along with a bathroom and a separate shower room. The attic is fully floored and fitted with a pull down ladder. Although the property does require a degree of cosmetic upgrading, it offers excellent potential and would make a lovely family home. Outside, there are generous gardens to the front, side and rear which make the most of the views, whilst there is also the added benefit of a garage.





# Braepark, Forebrae Park, Galashiels, TD1 2BG

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Ground Floor  
Entrance Porch/Sun Room  
Hallway  
Large Lounge/Dining Room  
Kitchen

First Floor:  
Three Bedrooms  
Bathroom  
Shower Room

Gas Central Heating  
Double Glazing

Generous Gardens to front, side & rear  
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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

E

### Entry

By mutual agreement





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

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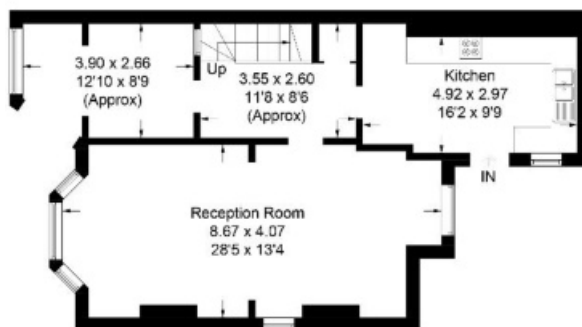
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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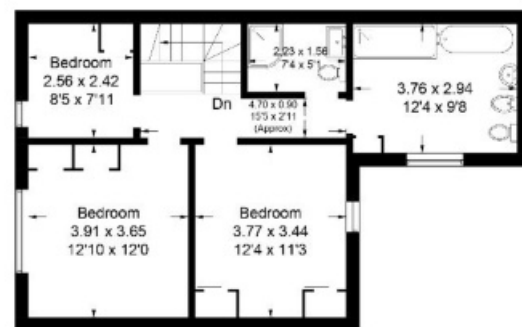


**Braepark, Forebrae Park, Galashiels, TD1 2BG**

Approximate Gross Internal Area = 126.3 sq m / 1359 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID963573)

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.