

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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66 Forest Gardens, Galashiels, TD1 1LA

Guide Price £130,000



66 Forest Gardens is a particularly attractive semi-detached property, situated within a sought after area of Galashiels, and enjoys an elevated position with open views over the town and beyond. Perfect for those searching for a starter family home, the property is presented onto the market in excellent order throughout, ensuring it is truly ready to move into and boasts modern kitchen and bathroom fittings. As is standard in these properties, the rooms are all very well proportioned, there is plenty of storage space, and generous gardens to the front, side and rear. To the side of this particular property there is an area of decking which is ideal for seating. Plenty of parking is available on street.



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Ground Floor
Entrance Hall
Lounge
Kitchen with space for dining
Rear hall with storage

First Floor:
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Well kept garden to the front & rear



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

C

Viewings

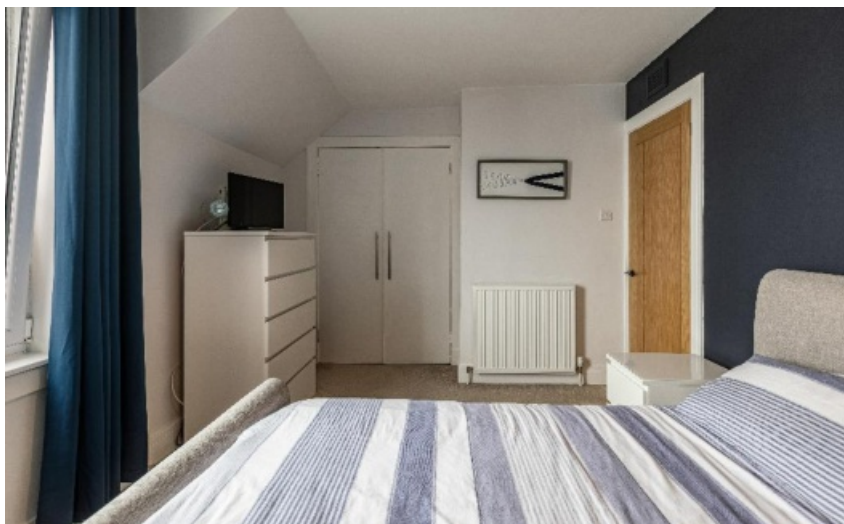
By appointment with the Selling Agent

Council Tax Band

B

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

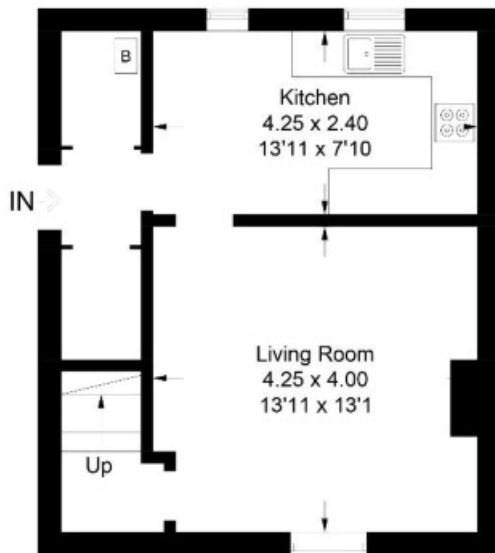
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867

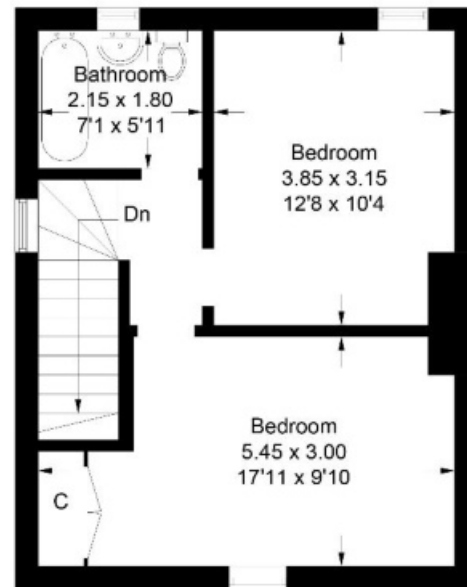


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Approximate Gross Internal Area = 73.8 sq m / 794 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID994331)

Full members of:

