

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Belvedere, Forebrae Park, Galashiels

TD1 2BG

Guide Price £330,000



Boasting breathtaking panoramas that stretch across Galashiels and beyond, Belvedere is an exceptional family home nestled in a highly sought-after area. Presented in immaculate order throughout, the property comprises: Vestibule, hall, lounge, sitting room/study, dining room, dining kitchen, utility room, master bedroom with en-suite, two further double bedrooms, family bathroom with separate shower. Externally there is a generous garden surrounding the property and a drive provides private parking. Early viewing essential.



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Vestibule
Hall
Lounge
Sitting Room/Study
Dining Kitchen
Utility Room
Master Bedroom with En-Suite Shower Room
Two Further Double Bedrooms
Bathroom with Separate Shower

Gas Central Heating
Triple Glazing

Garden
Drive



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. This property is only a ten minute walk to Galashiels Railway Station.

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, triple glazing.

EPC

C

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

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
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Approximate Gross Internal Area = 176.0 sq m / 1894 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1015164)

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