

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Gala View, 61 Melrose Road, Galashiels

Offers In The Region of £280,000



Gala View is a traditional semi-detached stone built dwelling which is located within a particularly sought after area of Galashiels, enjoying an elevated position which provides superb views over the town and beyond. The accommodation is spacious and well planned, ideally suited to those searching for a generous family home, and comes presented onto the market in very good order throughout ensuring it is in move in condition. The lounge and master bedroom have lovely, big bay windows which allow in plenty of natural light and create attractive focal points. Outside, the gardens are generous, extending some way to the rear and including a seating area ideal for entertaining and enjoying the views. In addition, there is a garage and pull in parking area which provides convenient private parking. No chain.



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Ground Floor
Entrance Porch
Hall
Lounge
Dining Room
Kitchen

First Floor
Three Bedrooms
Bathroom

Generous Gardens
Superb Views
Garage and off road parking

Gas Central Heating
Double Glazing



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. The sale will also include the built-in wardrobes and the chest of drawers in the two main bedrooms.

Services

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

EPC

C

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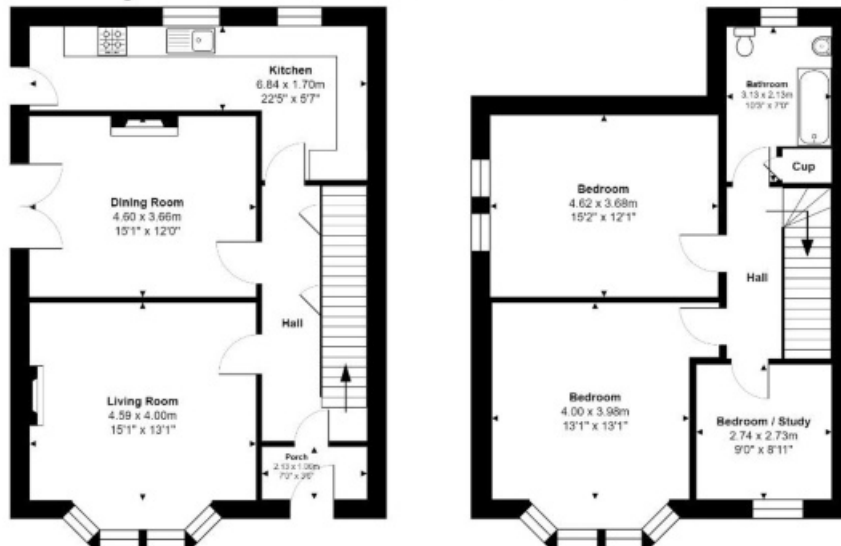
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
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Kelso, Tel 01573 400 399
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



Galaview, 61 Melrose Road Galashiels

Approximate Gross Internal Floor Area: 124.9 m² ... 1344 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.