

Galashiels

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SOLICITORS & ESTATE AGENTS

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Strathmoy, Tweed Terrace, Galashiels, TD1 3EF

Guide Price £475,000



Strathmoy is a beautifully presented and unique detached property which is located within a sought after area of Galashiels, tucked away enjoying an extremely private setting with outlooks over the well tended gardens. The layout is extremely well proportioned and flexible, boasting three generous public rooms and a large dining kitchen which is perfect for entertaining. In addition, there is a large sun room which could be used for a variety of purposes along with five good sized bedrooms; one of which is en-suite. The entire property has been extremely well kept by the present owner and, as such, is offered onto the market in immaculate condition; perfectly suited to those searching for a generous family home with scope to adapt the layout to suit various styles of living. The gardens which surrounded the property are beautifully presented, with several feature areas, whilst a driveway ensure there is ample private parking.



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Ground Floor
 Entrance Hall
 Lounge with wood burning stove
 Large kitchen/Dining Room
 Sitting Room
 Separate Dining Room
 Utility
 Conservatory
 Master Bedroom with Dressing Room & En-Suite
 Double Bedroom
 Bathroom

First Floor
 Upper landing/Office
 Three Further Double Bedrooms
 Shower Room

Gas Central Heating
 Double Glazing

Generous gardens surrounding
 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 & 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

G

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
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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
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 240.9 sq m / 2593 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans/lsketch.com © (1D1094448)

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