

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Craigpark Gardens, Galashiels, TD1 3HZ

Guide Price £210,000



Occupying a pleasant corner setting within a sought after area of Galashiels, this attractive semi-detached bungalow enjoys a lovely private setting and is within comfortable walking distance of most local amenities. It is presented throughout in very good order, with new carpets recently laid in the hall and lounge, and benefits from fresh neutral decor ensuring it is ready to move into. The layout is surprisingly well proportioned, featuring a large dining kitchen to the rear which is of particular note, in addition to a good sized utility, lovely front facing lounge, two double bedrooms and a modern shower room. Outside, there are easily maintained gardens to the front, side and rear which include a shed and summerhouse, whilst a driveway provides convenient parking. Part of the garage has been converted to form the utility room and the remainder provides a useful storage area.



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Accommodation:

Entrance Hall

Lounge

Dining Kitchen

Utility Room

Two Double Bedrooms

Shower Room

Gas Central Heating

Double Glazing

Easily maintained gardens

Summerhouse & Shed

Drive



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, bowling, 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

D

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:
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Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area
83.6 sq m / 900 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127236)

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.