

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



3 Brewster Place, Gattonside, TD6 9NE

Guide Price £170,000



Tucked away in the corner of a quiet cul de sac, 3 Brewster Place is an attractive end terraced property, enjoying an excellent degree of privacy, in the sought after village of Gattonside. It would perfectly suit those searching for a starter home, but equally would be an ideal investment opportunity, and is presented onto the market in excellent order; ensuring it is ready to move into and is easily maintained. The layout is very comfortably proportioned with spacious lounge/dining room of particular note as is the kitchen which is also amply large enough for dining. Upstairs, there are two good sized double bedrooms and a very useful WC/utility area. Externally, there are well kept gardens to the front, side and rear with the latter benefiting from a particularly private aspect.



3 Brewster Place, Gattonside, TD6 9NE

Guide Price £170,000

Ground Floor:
Entrance Hall
Spacious Lounge/Dining Room
Dining Kitchen
Shower Room

First Floor:
Two Double Bedrooms
WC/Utility

Gas Central Heating
Double Glazing

Gardens to front, side & rear
Ample parking within the cul de sac



Location

Gattonside is a highly sought after village, approximately half a mile on foot from the Abbey town of Melrose, separated by the River Tweed with pedestrian access via the Chain Bridge, an iron linked suspension bridge. Melrose has an excellent variety of specialist shops, bars, restaurants, and other recreational facilities that can be reached by car in a few minutes. Primary schooling is available in Melrose with secondary in either nearby Earlstoun or Galashiels. Many of the principal towns and villages, as well as several of the regions major employers, are close at hand. The Borders railway between Edinburgh and Tweedbank is a 5 minute drive from Gattonside.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. The dishwasher, fridge freezer and cooker will also be included.

Services

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

EPC

D

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

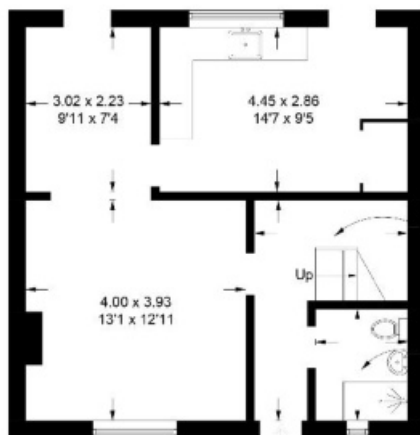
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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

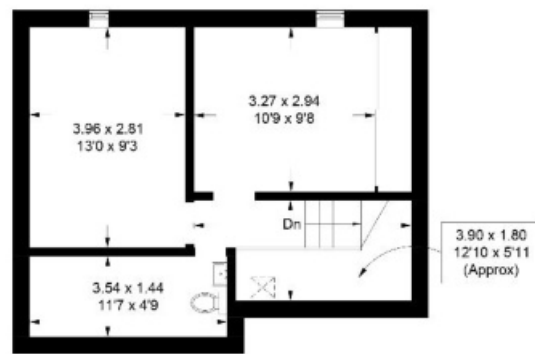


3 Brewster Place, Gattonside, TD6 9NE

Approximate Gross Internal Area = 84.2 sq m / 906 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1135760)

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.