

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Glenmore, 34 Abbotsford Road, Galashiels

TD1 3DX

Guide Price £200,000



Glenmore is a most attractive detached bungalow which is situated within a sought after area of town, tucked away enjoying an excellent degree of privacy and benefiting from an elevated position which enjoys superb views over the town and toward the surrounding countryside. The property boasts a comfortably proportioned layout, offering excellent potential, and sits upon a generous plot providing scope for extension if desired. In addition to the garden there are two good sized areas of drive and a garage which ensures there is ample private parking.



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ACCOMMODATION COMPRISES:

ENTRANCE HALL

LOUNGE (4.05M X 3.68M)

DINING ROOM (3.96M X 3.05M)

KITCHEN (3.17M X 2.46M)

CONSERVATORY (4.02M X 3.05M)

BEDROOM ONE (3.23M X 2.92M)

BEDROOM TWO (3.84M X 3.20M)

BEDROOM THREE (3.53M X 2.74M)

BATHROOM

OUTSIDE:

GENEROUS GARDENS TO FRONT & REAR

SHEDS & GREENHOUSE

GOOD SIZED DRIVEWAY

GARAGE



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. 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.

Directions:

Travelling out of Galashiels on the A7 heading in the Melrose direction on Abbotsford Road, follow the road past the fire station. Turn right at the mini roundabout where the road leads up to three detached properties. Glenmore is the middle one of these 3 properties.

Fixtures and 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. Gas central heating. Double glazing.

EPC:

E

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.



Interested in this property?
Galashiels
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
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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



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Approximate Gross Internal Area = 105.4 sq m / 1135 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 437010)

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.