

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



15 Beech Avenue, Galashiels

TD1 2LD

Guide Price £70,000



15 Beech Avenue is a lovely family home that really needs to be viewed to fully appreciate. Opposite the local primary school, the maisonette style property is very well-proportioned throughout and is presented in immaculate order. Benefiting from fresh decor and carpets and a modern kitchen and bathroom. A balcony off the lounge provides lovely open views over the town. Viewing essential.



15 Beech Avenue, Galashiels

TD1 2LD

Guide Price £70,000

Communal Stairs
Hall
Large Lounge with Balcony
Kitchen
Three Double Bedrooms
Bathroom

Double Glazing
Electric Heating

Balcony
Shared Drying Area
Bin Store

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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Electric heating, double glazing

EPC

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

15 Beech Avenue, Galashiels

Approximate Gross Internal Area = 82.3 sq m / 883 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansales.com © (2017/18)

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Galashiels Call 01896 758311

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

