

**Galashiels**  
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## 2 Hillside Drive, Galashiels

TD1 2HN

**OIRO £269,999**



\*\*\*PRICE REDUCED\*\*\*

Positioned on the outskirts of Galashiels, this is a most attractive detached dwelling which is situated in a highly desirable and rarely available residential cul de sac. The property boasts very well proportioned accommodation, presented throughout in very good order; ideally suited to those searching for an easily managed family home which is ready to move into. Of particular note is the well appointed balcony off the master bedroom which enjoys pleasant



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## GROUND FLOOR:

ENTRANCE HALL

SPACIOUS LOUNGE (5.41M X 4.73M)

LARGE DINING KITCHEN (6.50M X 6.50M)

UTILITY ROOM (2.58M X 1.83M)

DOWNSTAIRS WC (1.32M X 1.29M)

## FIRST FLOOR

MASTER BEDROOM (4.80M X 3.29M)

EN-SUITE (1.14M X 3.28M)

BEDROOM TWO (4.20M X 4.00M)

BEDROOM THREE (4.87M X 3.40M)

BEDROOM FOUR (3.28M X 3.09M)

BATHROOM (3.28M X 2.25M)

EXCELLENT STORAGE THROUGHOUT

LARGE GARAGE

SOUTH FACING GARDEN

LARGE DECKED AREA & PATIO



**Location:**

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of town centre shops including the Gala Water Retail Park, together with several excellent restaurants in the area offering the very best of Scottish fayre. The town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. With good road links both north and south and the Waverly rail link which re-opened in 2015, Galashiels is very well placed for commuters.

**Description:**

One of only 8 properties in this quiet residential cul de sac, number 2 Hillside Drive is a substantial detached dwelling which is in excellent order and boasts spacious living accommodation over two floors. At ground level there is a large lounge which is set to the rear of the property enjoying an excellent degree of privacy with outlooks over the garden. The spacious kitchen/family room is amply large enough for dining and entertaining; creating the ideal focal point for the family. Also located on the ground floor is a useful utility room which is situated next to the kitchen in addition to a hand downstairs WC. Upstairs the large landing leads off to all of the bedroom accommodation and the main bathroom. All of the rooms are very comfortably proportioned, with the master bedroom boasting an en-suite and a balcony which is particularly private and enjoys lovely open views. Throughout the property there is an excellent degree of storage space. Outside, there are well kept gardens surrounding the property with a timber deck and patio area to the rear making the most of the private aspect. To the front of the house there is a good sized drive which leads into the garage ensuring there is plenty of off street parking.

**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:**

C

**Viewings:**

By appointment with the Selling Agents.

**Entry:**

By mutual agreement.



Interested in this property?  
**Galashiels**  
Call 01896 758311

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Monday to Friday: 9.00am to 5.00pm  
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**2 Hillside Drive, Galashiels, TD1 2HN**

Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft  
Garage = 18.8 sq m / 202 sq ft  
Total = 195.3 sq m / 2102 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (1505295)

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.