

**Galashiels**  
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## 9 Halliburton Place, Galashiels

TD1 2JE

**Guide Price £115,000**



9 Halliburton Place is an extremely attractive first and upper floor dwelling which is located in a popular area of Galashiels, enjoying a quiet setting with lovely open views. The property provides deceptively spacious accommodation; perfectly suited to those searching for an affordable family home, presented throughout in very good order ensuring it is truly ready to move into. Outside, there is a generous private garden which is accessed directly from the property and boasts an attractive summerhouse.



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## FIRST FLOOR:

ENTRANCE HALL

LOUNGE (4.95M X 4.00M)

DINING ROOM (3.85M X 2.50M)

KITCHEN (3.37M X 2.80M)

SHOWER ROOM (3.63M X 1.50M)

## SECOND FLOOR

BEDROOM ONE (3.39M X 2.86M)

BEDROOM TWO (5.30M X 3.07M)

## OUTSIDE

GENEROUS GARDEN

SUMMERHOUSE



**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, tennis, swimming and golf. With good road links both north and south and the Waverley rail link which re-opened in 2015, Galashiels is very well placed for commuters.

**Description:**

This attractive dwelling truly must be viewed to fully appreciate. The deceptively spacious accommodation is arranged over two levels; creating the sense of a house more than a flat, and would be perfectly suited to those searching for an affordable family home. A double glazed door leads into the welcoming entrance hall, leading off to all of the first floor accommodation with a carpeted flight of stairs providing access to the first floor. The lounge is a lovely, spacious and bright room featuring windows to both the front and rear which flood the room with natural light. Next to the lounge is a useful dining room which could be easily used as a third bedroom if desired. The kitchen is fitted out with an excellent range of units, is large enough for casual dining, and is set to the front of the property. Also on the first floor is the modern shower room with large walk in shower enclosure. Upstairs, there are two generously sized double bedrooms; one of which is particularly spacious, both fitted with an abundance of built-in storage space and enjoying outlooks over the rear garden. This particular property benefits from direct access out into the private garden. There are several feature areas with the main focal point being the summerhouse which is ideal for outdoor entertaining.

**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

**Viewings:**

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  
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