

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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27 Forest Gardens, Galashiels

TD1 1JX

Guide Price £95,000



This semi-detached family home is located within a sought after area of Galashiels, well placed for local amenities including the nearby primary school. Although the property does require upgrading and modernisation, it offers tremendous potential to purchase an affordable home; ideally suited to those looking for a property on which they can make their own mark. Outside, there are generous gardens to the front and rear providing scope for extension or pull in parking if desired.



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GROUND FLOOR:

Entrance Hall
Lounge
Kitchen
Bathroom

FIRST FLOOR:

Bedroom One
Bedroom Two
Bedroom Three

Outside

Generous Gardens to front & rear
Scope for extension or pull in parking

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 bound and the Waverley rail link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Directions:

Travelling into Galashiels on the A72 from the Peebles direction turn right opposite the Central Garage into Hall Street. Follow this road and take the third turning on the left into Scott Street. Turn right at Balmoral Avenue and then first right again into Meikle Street where Forest Gardens is the second turning on the left near the top of the hill. Follow the road down and round to the left and over the cross roads where number 27 sits on the left hand side of the road.

Fixtures and Fittings:

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

Services:

Mains drainage, water, electricity and gas. Double Glazing.

Viewing:

By appointment with the Selling Agents.

EPC Rating:

G

Entry:

By mutual agreement.

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Approximate Gross Internal Area = 91.5 sq m / 985 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:

