

**Galashiels**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 13 Roger Quin Gardens, Galashiels

TD1 3NQ

**Offers Over £150,000**



Attractive, modern semi-detached home enjoying a wonderful, quiet location in a highly sought after residential area. Beautifully presented throughout, benefits included quality double glazed windows, gas central heating, driveway for 2 vehicles and easily maintained gardens to front and rear. Accommodation comprises; Entrance Hall, Lounge with patio doors to rear garden, modern Kitchen, 2 double Bedrooms, both with fitted wardrobes and Shower room with luxury Steam/ shower cabin.





# 13 Roger Quin Gardens, Galashiels

TD1 3NQ

Offers Over £150,000

Ground Floor:  
Entrance Hall  
Lounge  
Kitchen

First Floor:  
2 Double Bedrooms  
Shower room

Outside:  
Gardens front and rear  
Driveway

## Location:

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops, restaurants and hotels. Also on offer is an abundance of recreational and sporting facilities including rugby, football and golf. Cyclists can join the 90 mile Tweed Cycle Way in Galashiels, whilst hikers can join the Southern Upland Way as it passes through. Within the town there is a number of primary schools, secondary school and The Borders College/Heriot-Watt University. It has good road links and half-hourly rail link between Tweedbank and Edinburgh.

## Description:

This beautifully presented home enjoys a wonderful quiet location in a highly sought after residential area of town. The good size family accommodation comprises; Entrance Hall, spacious Lounge with patio doors to the rear garden, Kitchen with good range of units together with breakfast bar; upstairs there are two good size double Bedrooms, both with fitted wardrobes and a Shower room with WC, wash hand basin and luxury Steam/Shower cabin. Externally, there are easily maintained gardens lying to the front and rear together with drive to the side for off-street parking

## Fixtures and Fittings:

The sale shall include all fitted carpets and garden shed.

## Services:

Mains drainage, water, electricity and gas. Gas central heating

## EPC:

D

## Viewing:

Highly recommended. Contact Selling Agents to arrange viewing.

## Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

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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:

