

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



27 Catrail Road, Galashiels

TD1 1NW

Guide Price £430,000



Occupying a fantastic elevated position in this select residential area, this is a stunning detached family home. Built in 1998 to an exacting standard and improved upon greatly in recent years, the property is arranged over three floors and offers well-planned, spacious and flexible accommodation. Built on a double plot, the exceptionally large garden has several different areas including a large lawn, deck, paved area and terrace, providing several areas for outdoor seating and dining and panoramic views. A gated entrance leads to a large monoblock drive and double garage with electric door. Properties of this type do not come on to the open market very often, early viewing is strongly advised.



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Vestibule
Hall
Lounge
Kitchen
Dining Room
Downstairs WC
Utility Room
Cloakroom
Sitting Room with Balcony
Large Master Bedroom with En-Suite
Double Bedroom with En-Suite
Two Double Bedrooms
Bedroom/Dressing Room
Single Bedroom/Office
Bathroom

Gas Central Heating
Double Glazing

Large Garden with Deck
Large Monoblock Drive
Double Garage with Electric Door



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, gas and electricity. Gas central heating, double glazing.

EPC

C

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

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Galashiels, TD1 3AF
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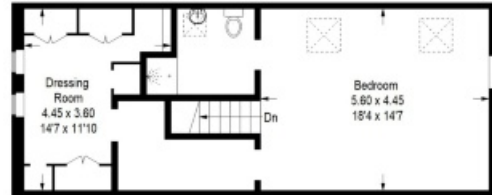
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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

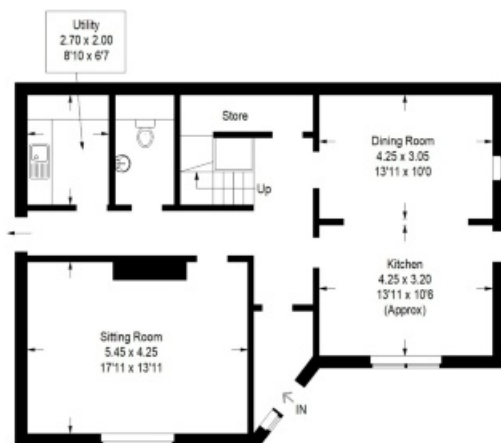


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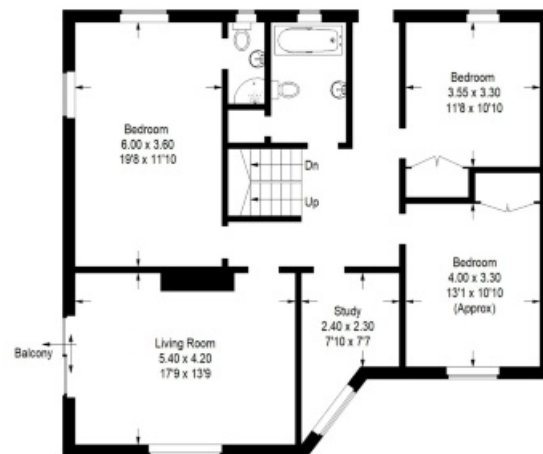
Approximate Gross Internal Area
237 sq m / 2551 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplans/Usketch.com © 2019 (ID 582060)

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.