

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 14 Rosebank Place, Galashiels

TD1 1HG

**Guide Price £125,000**



A most attractive end terrace property which is located in a popular area of Galashiels, enjoying a quiet cul de sac setting which is within comfortable reach of most amenities. The property is presented in good order throughout, boasting a well planned layout which is perfectly suited to those searching for a well planned family home which is ready to move into. Outside, there is a pleasant enclosed garden to the rear which has been planned for ease of maintenance whilst a designated parking space is located within the cul de sac.



# 14 Rosebank Place, Galashiels

TD1 1HG

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Ground Floor  
Entrance Hall  
Downstairs WC  
Lounge through to Dining Area  
Kitchen

First Floor  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bathroom

Outside  
Enclosed garden to rear  
Designated Parking Space



**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 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 bound and the Waverley rail link, which re-opened in 2015, Galashiels is very well placed for commuters.

**Fixtures & Fittings**

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

**Services:**

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

**EPC:**

D

**Council Tax Band:**

C

**Viewing:**

Strictly by appointment with the Selling Agent.

**Entry:**

By mutual agreement.

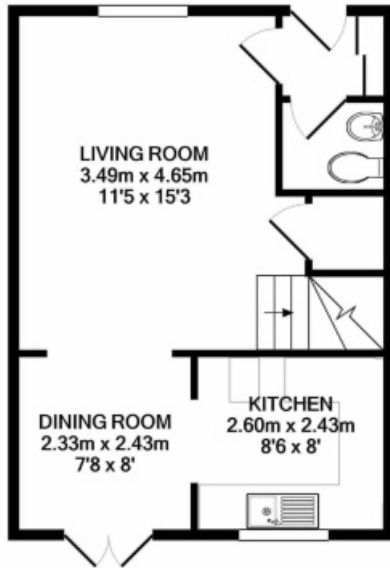


Interested in this property?  
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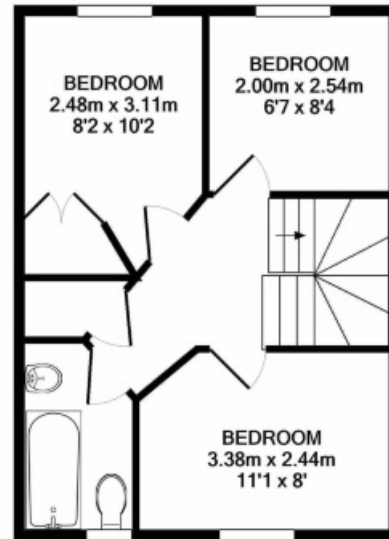
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.