

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 2 Roger Quin Gardens, Galashiels

TD1 3NQ

**Guide Price £220,000**



2 Roger Quin Gardens is an extremely attractive detached dwelling which is located towards the outskirts of Galashiels in a sought after residential cul de sac. The property provides well proportioned family accommodation, which is presented throughout in very good order, boasting a large dining kitchen which forms part of the extension to the rear, creating the focal point of the home. Outside, there are good sized gardens surrounding the property whilst a driveway provides ample private parking.



## 2 Roger Quin Gardens, Galashiels

TD1 3NQ

**Guide Price £220,000**

GROUND FLOOR  
ENTRANCE HALL  
LOUNGE  
DINING KITCHEN  
UTILITY  
DOWNSTAIRS WC

FIRST FLOOR  
THREE BEDROOMS  
BATHROOM

OUTSIDE  
GARDENS  
DRIVEWAY



**Situation:**

The property enjoys a pleasant private setting on the outskirts of town. 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

Mains drainage, electricity and gas. Double glazing. Gas central heating. Solar panels.

**EPC:**

B

**Viewings:**

By appointment with the Selling Agents.

**Entry:**

By mutual agreement.

**Price:**

A Guide Price of £220,000 is invited and 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 or any offer.

**Important:**

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein.

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



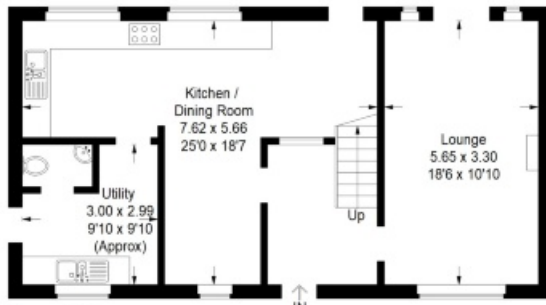


## 2 Roger Quin Gardens, Galashiels

Approximate Gross Internal Area  
107.6 sq m / 1158 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 649378)

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

**Galashiels Call 01896 758311**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
Email: gala@cullenkilshaw.com

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

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.