

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Forest Knowe, 119 Meigle Street, Galashiels TD1 1LW

**Guide Price £190,000**



Forest Knowe is an extremely attractive traditional semi-detached dwelling which is located within a sought after area of Galashiels, enjoying a peaceful setting yet still within comfortable reach of the town centre. The property boasts many period features including ornate corning, original fireplaces and original doors but also benefits from modern kitchen and bathroom fittings which sit well with the more traditional elements of the house. It is presented in very good order providing a lovely family home which is ready to move into. Outside, there is a pleasant enclosed garden to the rear which enjoys an excellent degree of privacy.





# Forest Knowe, 119 Meigle Street, Galashiels

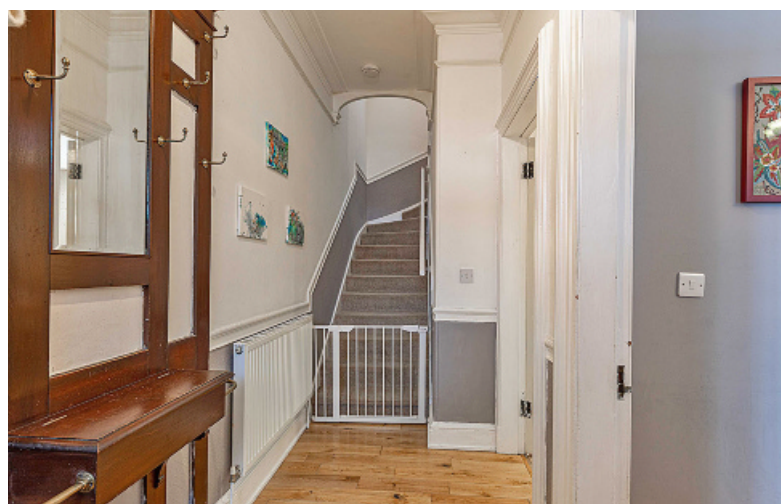
TD1 1LW

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Ground Floor  
Vestibule  
Entrance Hall  
Lounge  
Dining Kitchen  
Utility Room

First Floor  
Three Bedrooms  
Bathroom

Outside  
Enclosed gardens to front & rear  
Outhouses





### 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. Voted the happiest place to live in Scotland in 2019, 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 & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Some items of furniture may be available by separate negotiation.

### Services:

Mains drainage, water, electricity and gas.

### EPC:

E

### Council Tax Band:

D

### Viewing:

Strictly by appointment with the Selling Agent.

### Entry:

By mutual agreement.



## Interested in this property? Galashiels Call 01896 758311

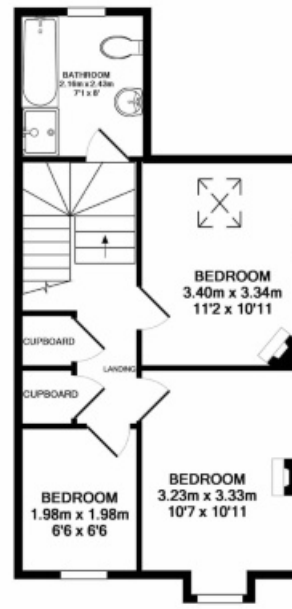
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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.