

Galashiels
Call 01896 758311

CULLEN KILSHAW
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19 Netherbank, Galashiels

TD1 3DH

Guide Price £250,000



19 Netherbank is a most attractive detached dwelling which is set within a quiet and desirable residential cul de sac on the outskirts of town. The property is tucked away in the corner benefiting from a good degree of privacy and opens out to provide a well proportioned and flexible layout; presented throughout in very good order ensuring it is ready to move into. Outside, there are gardens to the side and rear whilst a drive and garage ensure there is ample private parking.



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Ground Floor:
Vestibule
Entrance Hall
Lounge
Dining Kitchen
Utility Room
Downstairs WC
Family Room/4th Bedroom

First Floor
Spacious Landing
Three Bedrooms (Master en-suite)
Bathroom

Outside
Private Gardens
Garage
Drive



Situation:

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.

Description:**Fixtures and Fittings:**

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

Services:

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC:

C

Council Tax Band:

F

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:
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Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft
Garage = 16.3 sq m / 175 sq ft
Total = 136 sq m / 1463 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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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.