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## 83 Melrose Road, Galashiels

Offers Over £275,000



83 Melrose Road is an impressive semi-detached family home, situated in a sought after and rarely available area with fantastic open views towards the Eildon Hills. The property sits on a generous plot with a large garden to the front and rear, detached double garage and drive. Benefiting from well-proportioned accommodation throughout and many pleasing features including a conservatory to the rear, dining room, and an attic room accessed by a pull-down ladder. Early viewing of this lovely property is essential to avoid disappointment.



# 83 Melrose Road, Galashiels

TD1 2BX

Offers Over £275,000

Vestibule
Hall
Lounge with Bay Window
Kitchen
Dining Room
Conservatory
Master Bedroom with Bay Window
Two Further Double Bedrooms
Bathroom with Separate Shower
Attic Room with Pull-Down Ladder

Gas Central Heating Double Glazing

Large Garden to Front & Rear Detached Double Garage Drive





#### 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 and Fittings

The sale shall include all carpets and floorcoverings, kitchen fittings and bathroom fittings.

#### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

#### **EPC**

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#### **Council Tax Band**

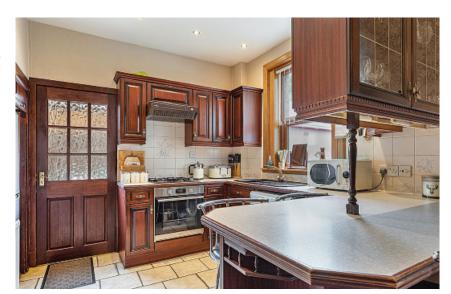
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#### Viewing

Strictly by appointment with the Selling Agent.

#### Entry

By mutual agreement.













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### Interested in this property? Galashiels

Call 01896 758311

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

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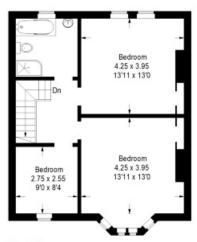




#### 83 Melrose Road, Galashiels, TD1 2BX

Approximate Gross Internal Area = 126.1 sq m / 1357 sq ft





First Floor

Illustration for identification purposes only, measurements are approximate, not to scale FloorplansUsketch.com © 2021 (ID783093)

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