

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 83 Melrose Road, Galashiels

TD1 2BX

**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

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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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:  
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



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

Approximate Gross Internal Area = 126.1 sq m / 1357 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.