

Galashiels
Call 01896 758311

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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44 Marigold Drive, Galashiels

TD1 2LW

Offers Over £130,000



Located within a popular residential area, set towards the outskirts of Galashiels with good public transport links into the town centre and railway station, 44 Marigold Drive is an immaculately presented end-terraced family home. Upgraded to a high standard by the current owners, the property benefits from an abundance of attractive features including three generous double bedrooms, modern bathroom & kitchen, solid oak doors & staircase and a well-maintained landscaped garden. Viewing of this stunning property is essential to fully appreciate.



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Split Level Hall
Large Utility Cupboard
Lounge with Dining Area
Kitchen
Three Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Generous Garden
Shed
Residents Car Park



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, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

C

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

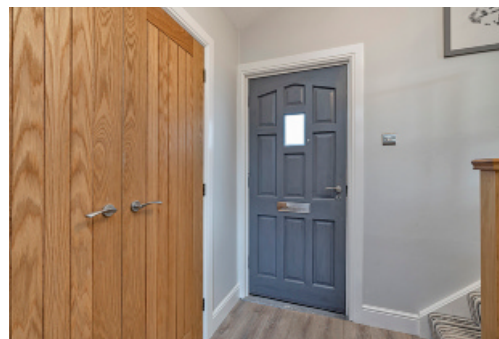


Interested in this property?
Galashiels
Call 01896 758311

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
Saturday: 9.00am to 12.00 noon

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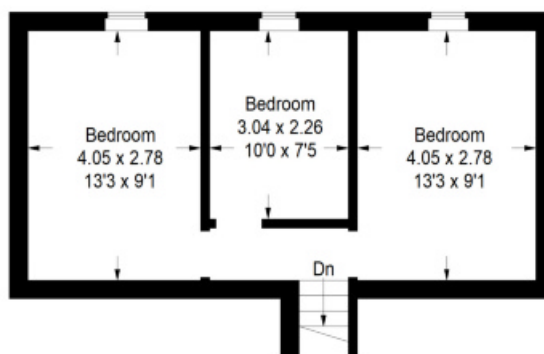


44 Marigold Drive, Galashiels

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID814091)

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.