

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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15 Roberts Grove, Galashiels, TD1 2BJ

Guide Price £285,000



An extremely attractive and surprisingly spacious detached dwelling which is located in a sought after area of Galashiels, enjoying a peaceful cul de sac setting which is within comfortable reach of the town centre and most amenities, including the railway station which is just a short distance on foot. Having been extended in the past, the layout is such that is flexible and easily adapted boasting two en-suite bedrooms, and comes presented in very good order throughout. Outside, there are good sized gardens to the front, side and rear with the latter benefiting from a very good degree of privacy alongside open views over the town and countryside beyond. An integral garage and drive ensure there is plenty of private parking.



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Ground Floor
Entrance Hall
Lounge
Dining Room
Kitchen
Bedroom One (En-Suite)
Bedroom Four

First Floor
Bedroom Two (En-Suite)
Bedroom Three/Home Office
Bathroom

Gas Central Heating
Double Glazing

Gardens to front, side & rear
Integral 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 Rail 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, and the kitchen and bathroom fittings.

Services

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

EPC

tbc

Viewings

By appointment with the Selling Agent

Council Tax Band

F

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
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
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (I1053262)

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.