

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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88 Hawthorn Road, Galashiels

TD1 2LW

Offers Over £125,000



88 Hawthorn Road is an attractive end-terraced property, located towards the edge of town with a regular bus service providing easy access to Galashiels town centre and the railway station. The property is presented in good order throughout and is perfectly suited to those looking for a starter family home in a popular area. The accommodation comprises: Split level hall, large walk-in cupboard/utility room, modern shower room, lounge, kitchen, two double bedrooms. Externally there is an enclosed garden to the rear and parking is provided by way of a residents car park. Early viewing is highly recommended to avoid disappointment.



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TD1 2LW

Offers Over £125,000

Split Level Hall
Lounge
Kitchen
Two Double Bedrooms
Shower Room
Large Walk In Cupboard/Utility Room

Electric Heating
Double Glazing
Solar Panels

Garden
Greenhouse
Residents Car Park



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Electric heating, double glazing, solar panels.

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Annan, Tel 01461 202 866/867



88 Hawthorn Road, Galashiels

Approximate Gross Internal Area = 75.4 sq m / 812 sq ft

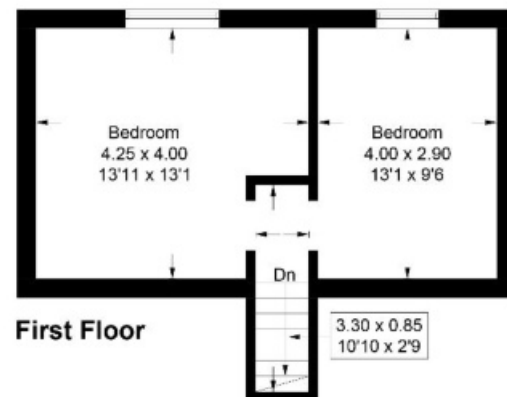
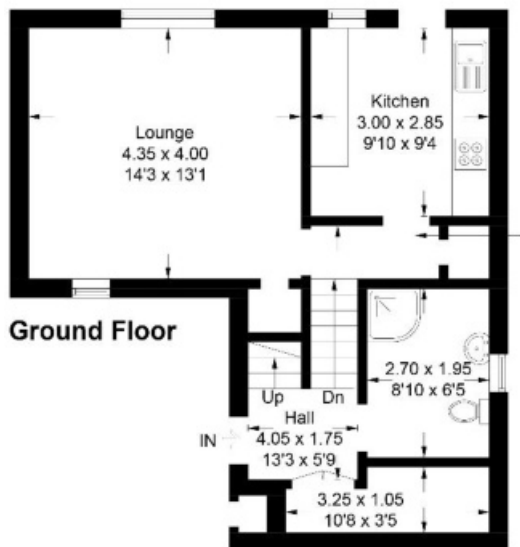


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1053285)

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.