

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Galena, 21 Melrose Road, Galashiels

Guide Price £335,000



Enjoying a corner position and a particularly private aspect, Galena is an impressive detached dwelling which is located in a sought after area of Galashiels, just a short walk from the town centre and the nearby transport interchange. The property opens out to provide a spacious and flexible layout, with many notable features including a large dining kitchen, well appointed conservatory, generous master bedroom with en-suite, and lovely feature corner windows in the lounge and one of the bedrooms. It is presented in very good order; perfectly suited to those searching for a practical family home, and is set upon a generous plot with gardens extending to the front, side and rear. There is also a garage and pull in parking. Properties of this style and in this location rarely come onto the market so early viewing comes highly advised.



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Ground Floor
Entrance Hall
Lounge with open fire & corner window
Large Dining Kitchen
Conservatory
Utility Room

First Floor
Master Bedroom with En-Suite
Three Further Bedrooms
Bathroom

Generous Gardens
Nice open views
Garage and off road parking

Gas Central Heating
Double Glazing



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

D

Viewings

By appointment with the Selling Agent

Council Tax Band

E

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
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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:
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



21 Melrose Road, Galashiels, TD1 2AT

Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft

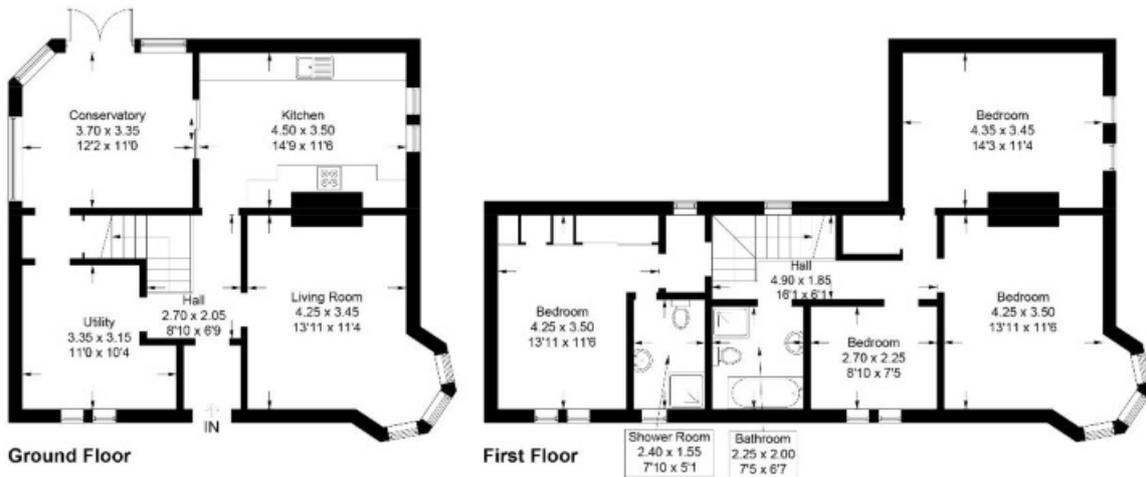


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (1071117)

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