



19 Langlee Avenue, Galashiels

TD1 2DZ

Offers Over £120,000



Located within a popular residential area, set towards the outskirts of town and close to Langlee Primary School, this is a very well-proportioned mid-terraced family home. Presented in good order throughout and boasting fresh décor and new flooring, the accommodation comprises: Front porch, hall, lounge/dining room, kitchen, utility room, rear hall, three bedrooms and bathroom. Externally there is a generous L-shaped garden to the rear and a garden to the front with an extremely handy drive. Early viewing essential.



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Hall
Lounge/Dining Room
Kitchen
Utility Room
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden Front & Rear
Drive



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, 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?

Opening Hours:

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 = 84.0 sq m / 904 sq ft

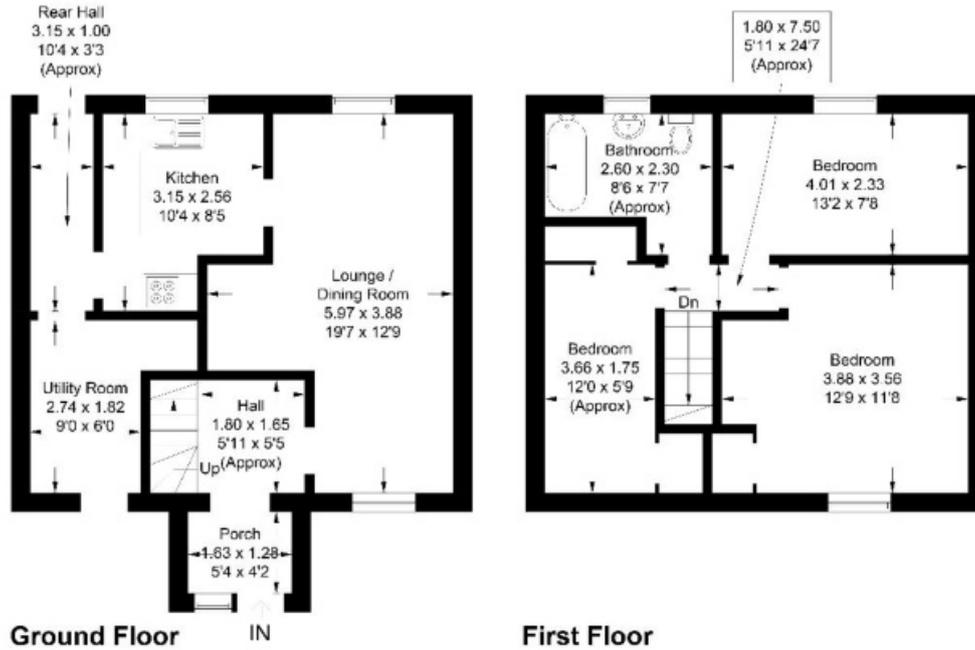


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (101081008)

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.