

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Kia Kamina, 4 Parsonage Road, Galashiels, TD1 3HS**

**Offers Over £385,000**



Tucked away from view in a highly desirable area of Galashiels, this spacious detached property enjoys a lovely private setting yet is within comfortable walking distance to the town centre and has the highly regarded St Peter's Primary school on the doorstep. The property opens out to provide an extremely spacious and versatile layout, with the living area benefiting from two public rooms in the form of the large lounge and a pleasant sun room to the rear, whilst there is an particularly spacious dining kitchen and a useful utility. All four bedrooms are good sized doubles, and there is the benefit of a bathroom and separate shower room. Underneath the property, there are two basement rooms, accessed either from within the property or externally, which could be used for a variety of purposes such as a self contained annex. The gardens are well kept and well planned providing a lovely private environment whilst a garage and large driveway ensure there is ample private parking.



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## Accommodation:

Entrance Hall  
Large Lounge  
Dining Kitchen  
Utility  
Sun Room  
Four Bedrooms  
Bathroom  
Shower Room

Two basement rooms

Gas Central Heating  
Double Glazing

Well kept private gardens  
Garage  
Driveway



### 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, bowling, 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

F

### Entry

By mutual agreement



Interested in this property?  
**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

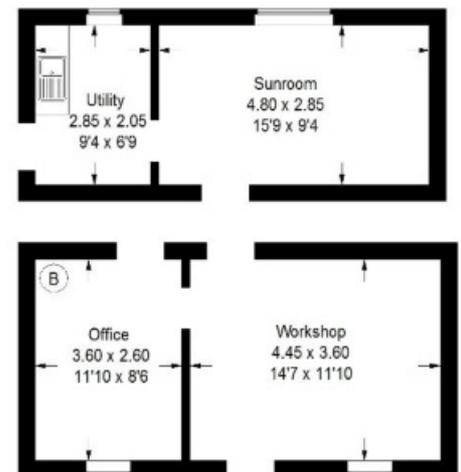
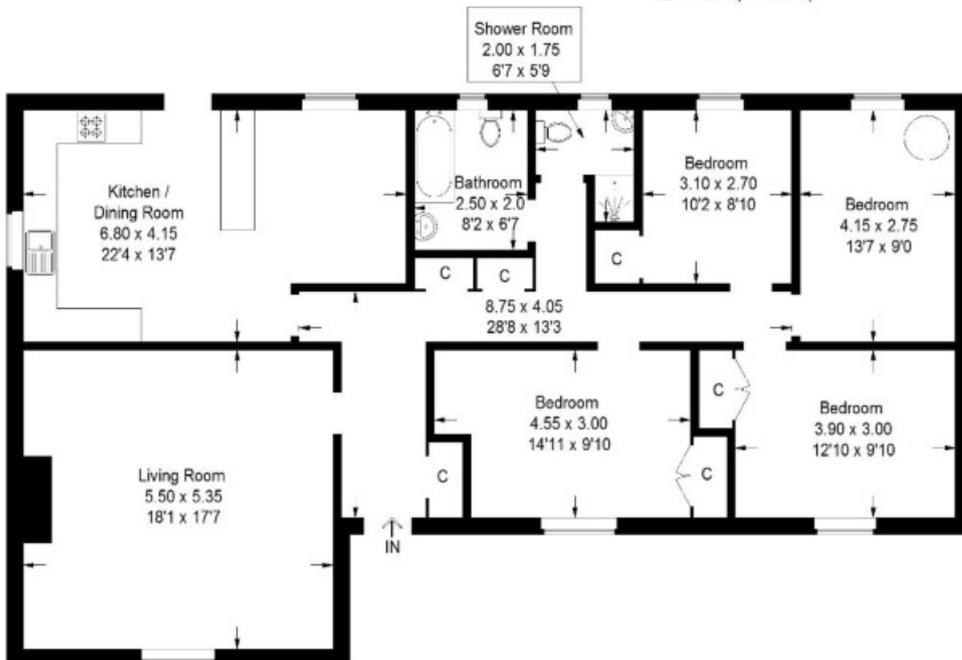
Also At:

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



**4 Parsonage Road, Galashiels, TD1 3HS**

Approximate Gross Internal Area = 133.7 sq m / 1439 sq ft  
Outbuildings = 45.9 sq m / 494 sq ft  
Total = 179.6 sq m / 1933 sq ft



**Outbuildings**  
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1128450)

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.