

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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21 Birks View, Galashiels

TD1 1NR

Guide Price £310,000



A deceptively spacious and beautifully presented detached family home, set towards the edge of town in a sought-after modern development. The property enjoys stunning uninterrupted views over Galashiels and beyond from its elevated position. Presented for sale in immaculate order throughout and boasting many attractive and additional features. The accommodation comprises: Hall, Lounge, Dining Kitchen, Conservatory, Five Bedrooms, Shower Room and Bathroom. Externally there is a generous garden to the front and rear and a double drive provides convenient private parking. Early viewing of this lovely property is strongly recommended to fully appreciate and avoid disappointment.



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Hall
Lounge
Dining Kitchen
Conservatory
Five Bedrooms
Shower Room
Bathroom

Gas Central Heating
Double Glazing

Garden to Front & Rear
Double 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

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



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Interested in this property?
Call 01896 758311

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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
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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 = 184.3 sq m / 1984 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1157051)

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.