

**Galashiels**

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## 9 Craigpark Gardens, Galashiels, TD1 3HZ

**Offers Over £235,000**



9 Craigpark Gardens enjoys a peaceful situation within a quiet cul de sac, with lovely countryside views from the property, set upon a good sized plot with gardens extending to the front, side and rear. The property boasts a spacious and versatile layout, benefiting from generous living space as well as a useful en-suite bedroom at ground level giving the option to live at ground level if desired. The kitchen and bathroom facilities are all modern, whilst the decor throughout is immaculate finished with Farrow & Ball heritage colours. Upstairs, there are two generous double bedrooms and a well appointed family bathroom. The gardens which surround the property are particularly private, including a pleasant summerhouse which could be used for a variety of purposes, a decking with pergola ideal for outdoor seating, with the size of the garden offering scope for extension if desired. A driveway provides convenient off street parking.





# 9 Craigpark Gardens, Galashiels, TD1 3HZ

**Offers Over £235,000**

Ground Floor:  
Entrance Hall  
Lounge/Dining Room  
Modern Kitchen  
Ground Floor Bedroom with En-Suite

First Floor:  
Two Double Bedrooms  
Contemporary Bathroom

Partially Floored Attic

Gardens to front, side & rear  
Summerhouse  
Raised deck with pergola

Drive providing off street parking





### 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. Located within a quiet cul de sac in the highly desirable Craigpark Gardens, this surprisingly spacious semi-detached property enjoys a lovely setting with views of the three hills of Gala, Ladhope and Meigle. Situated only a few minutes' walk from Galashiels Academy, and from two primary schools, it is also only a 5 minute walk to ASDA and Tesco, and less than 10 minutes' walk to the centre of Galashiels and to the transport interchange.

### Internal Description

9 Craigpark Gardens offers a surprisingly spacious and versatile layout. It has three bedrooms, including one on the ground floor with an en-suite shower/bathroom, making it ideal not only for guests or older children but also for those with reduced mobility.

The hallway leads into the front-facing lounge, which adjoins the dining area. The latter enjoys views of the private rear garden and Ladhope Hill.

The kitchen was completely renovated in 2021, and features a joiner-built modern Howdens kitchen, complete with integrated white goods. The kitchen leads onto the back garden.

The current owners had the single garage converted into a downstairs double bedroom with an en-suite shower room and laundry facility. Sliding doors provide easy access for anyone with reduced mobility. One of the two ground floor storage cupboards could be utilised as an extra wardrobe. The downstairs shower room features a rain shower panelled with aqua board and has a glass screen. There is also a large vanity unit and sink, an extra-tall heated towel rail and toilet.

Upstairs there are two spacious double bedrooms, each of which have fitted double-width wardrobes. The master bedroom enjoys views to Ladhope Hill.

There is a walk-in cupboard off the landing currently used as a home office. A sizeable storage cupboard with sliding doors has been added and is accessed through the office.

The family bathroom has a full-sized bath, overhead shower with fitted glass shower screen, and a new sink, vanity unit and toilet.

The loft is accessed from the landing and is partially floored, as well as fully insulated.

### Fixtures & Fittings

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

### Services

Mains drainage, water, gas and electricity. Gas central heating. Double Glazing.

### EPC Rating

C

### Council Tax Band

D

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement





**Interested in this property?**  
**Call 01896 758311**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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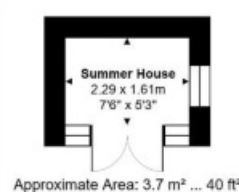
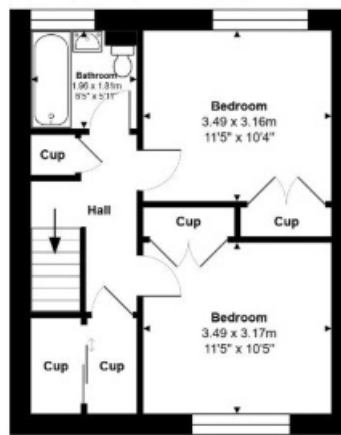
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## 9 Craigpark Gardens Galashiels TD1 3HZ

Approximate Gross Internal Floor Area: 96.5 m<sup>2</sup> ... 1039 ft<sup>2</sup> (excluding summer house)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.