

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Bristol Terrace, Galashiels, TD1 2EU

Guide Price £95,000



7 Bristol Terrace is a well proportioned two bedroom first and upper floor maisonette which is located towards the outskirts of Galashiels, enjoying quick and easy access to routes outwith the town and benefiting from open outlooks towards the surrounding countryside. The property is presented onto the market in very good order, ensuring it is truly ready to move into, ideal as either an affordable starter property or ready to go investment opportunity. The lounge is particularly spacious, large enough for dining, and the kitchen is also comfortably proportioned and well equipped. Upstairs, there are two good sized bedrooms along with the well appointed bathroom. There is a good sized private garden (accessed directly from the front door) plus a useful external store.



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First Floor:
Entrance Hall
WC
Lounge/Dining Room
Kitchen

Upper Floor:
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private enclosed garden to the rear
External Store



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 Meikle. 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.

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

E

Council Tax Band

A

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



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

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Galashiels, TD1 3AF
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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
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 = 62.9 sq m / 678 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171738)

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.