

Galashiels

Call 01896 758311



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17 Melrose Road, Galashiels

TD1 2AE

Guide Price £375,000



Located within one of the most sought-after areas of Galashiels, 17 Melrose Road is a stunning traditional detached family home that combines classic charm with modern convenience. Just a two-minute walk from both the town centre & railway station, this beautifully presented property boasts fantastic open views and a spacious layout comprising: vestibule, hall, lounge, dining room, kitchen, pantry, three bedrooms, box room and bathroom. Outside, the home is complemented by an extremely generous garden to the front and rear, perfect for families and outdoor entertaining, along with a detached garage and private parking to the rear—an exceptional opportunity to own a home in a prime location. Viewing essential.



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Vestibule
Hall
Lounge
Dining Room
Kitchen with Pantry
Three Bedrooms
Box Room
Bathroom

Gas Central Heating

Garden
Greenhouse
Garage
Private Parking



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, mainly single glazing apart from the kitchen.

EPC

E

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

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:

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17 Melrose Road, Galashiels

Approximate Gross Internal Area = 158.5 sq m / 1706 sq ft

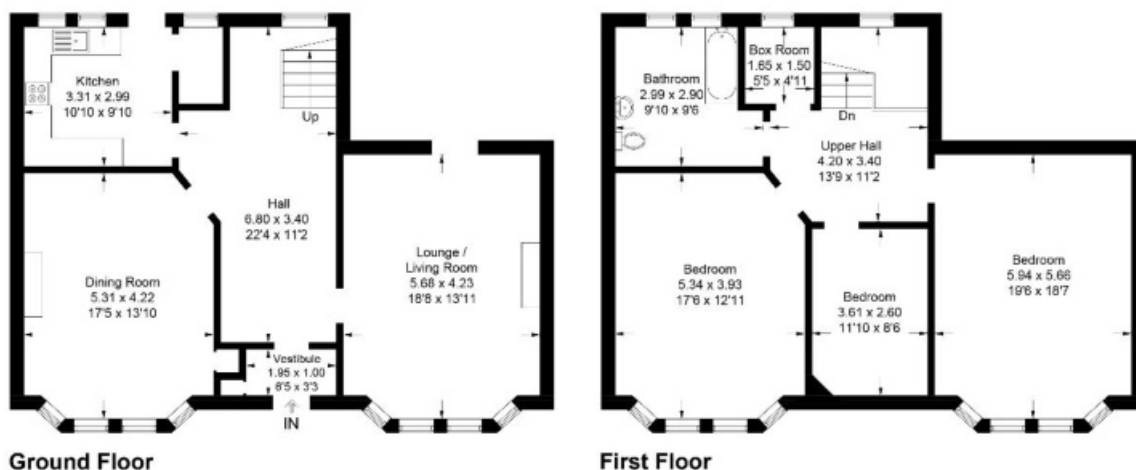


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1189063)

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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.