

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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# Netheravon, Abbotsford Place, Galashiels

TD1 3DA

**Guide Price £440,000**



Netheravon is a substantial detached family home, nestled in a small hence quiet cul-de-sac, benefiting from a superb degree of privacy being tucked away from view. The layout is extremely well proportioned with the extended kitchen providing a superb family space opening out into the rear garden, complemented by two inviting public rooms which are set to the front of the property. With four generous bedrooms, including a master en-suite, and a well-appointed bathroom, this residence is presented in excellent condition and is ready to move into. It enjoys expansive front and rear gardens, a garage, and ample parking, all while boasting pleasant open views. It further benefits from being just a short walk from the nearby primary school, with the secondary school also within comfortable reach, as is the nearby public park and it is well placed for access to routes outwith the town. Properties in this location are rarely available hence early viewing of this attractive property comes highly advised.



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#### Ground Floor:

Vestibule  
Entrance Hall  
Lounge  
Dining Room  
Dining Kitchen  
Utility Room  
Downstairs WC  
Small study

#### First Floor:

Master Bedroom with En-Suite  
Three Further Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Generous gardens to front & rear  
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, 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, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC Rating

C

### Council Tax Band

F

### 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  
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



**Netheravon, Abbotsford Place, Galashiels, TD1 3DA**

Approximate Gross Internal Area = 181.0 sq m / 1948 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1198414)

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.