

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Elm Grove

Galashiels, TD1 3JA

**Guide Price £285,000**



Situated in a quiet and rarely available area of Galashiels yet in close proximity to the town centre, 2 Elm Grove is an attractive four bedroom detached property, offering spacious living and sleeping accommodation, ideal for a growing family. Aside from the accommodation, the property also has an abundance of storage space, with a handy utility/store room, ample cupboards throughout and an integral garage. Externally, the property benefits from a wraparound garden, laid out in hard and soft landscaping and offering an excellent degree of privacy to the rear, providing a safe space for children and pets. Additionally, there is a driveway with space for two cars. Whilst the property would benefit from a degree of modernisation, it offers enormous potential for one to make their own mark and create a beautiful home. Early viewing recommended.





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### Accommodation:

Ground Floor:

Entrance Hall

Lounge

Dining Room

Kitchen

WC

Utility/Store

Access to Garage

### First Floor:

Landing

Four Bedrooms

Family Bathroom

### Outside:

Wraparound Garden

Garage

Driveway





### 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.

### Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings, bathroom fittings and white goods. Other items can be available by separate negotiation.

### EPC

D

### Council Tax Band

E

### Viewings

Strictly 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



## 2 Elm Grove

Approximate Gross Internal Area = 169.1 sq m / 1820 sq ft  
(Including Garage)

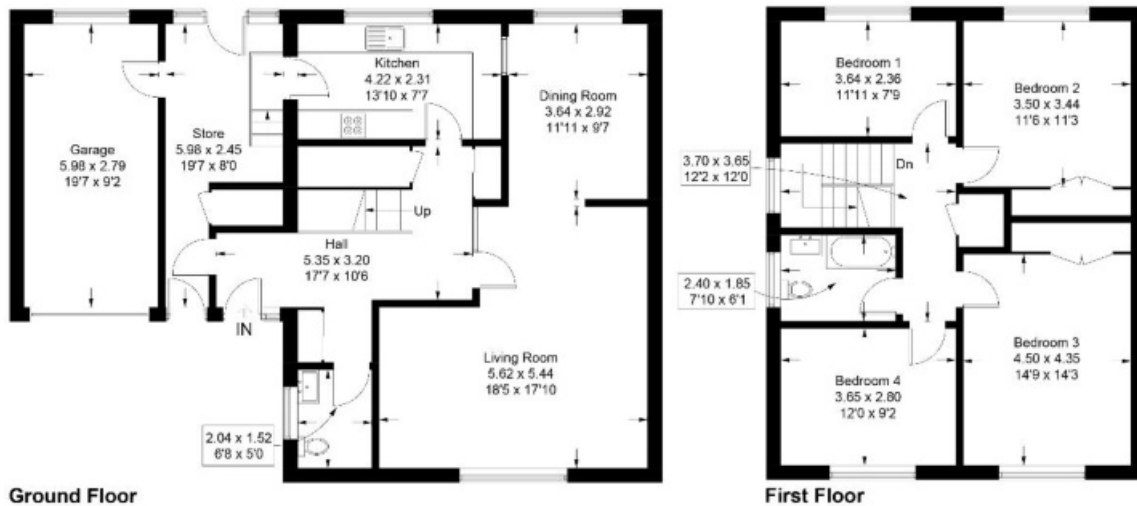


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229702)

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.