

Galashiels

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Raeburn, Oatlands Terrace, Galashiels

TD1 3DB

Guide Price £350,000



Situated in one of Galashiels' most sought-after locations, Raeburn enjoys an elevated setting with truly outstanding views over the town and beyond. Perfectly placed for families, the property lies within the catchment of the highly regarded St Peter's Primary School and is just a short walk from Galashiels Academy. The spacious and versatile layout includes three well-proportioned bedrooms, together with three public rooms – one of which could easily serve as a fourth bedroom if desired. While the property does require upgrading, it presents an excellent opportunity to put your own stamp on a home in a fantastic location. Externally, generous gardens wrap around the front, side and rear, with the added advantage of a garage. Early viewing is highly recommended to appreciate the potential this property offers.



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Hall
Lounge
Dining Room
Sitting Room
Dining Kitchen
Downstairs WC
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden Front, Side & Rear
Shed
Potting Shed
Garage



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, double glazing.

EPC

D

Council Tax Band

F

Viewing

Strictly 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
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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 = 140.2 sq m / 1509 sq ft
(Excluding Boiler Store)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237384)

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.