

Galashiels

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Rowan Bank, Barr Road, Galashiels

TD1 3HX

Guide Price £360,000



Rowan Bank is a truly stunning detached bungalow, beautifully positioned in a peaceful and very private location with breathtaking views over Galashiels. Completely refurbished to an exacting standard by the current owners, the property showcases high-quality fittings and a contemporary finish throughout. The accommodation is spacious and thoughtfully designed, featuring a large lounge, fantastic dining kitchen, master bedroom with en-suite shower room, two further double bedrooms, a beautiful shower room and a useful utility room/WC. Surrounded by a generous landscaped garden, the home also benefits from private parking and an additional area of land to the front offering potential for further parking, if required. An outstanding home in a wonderful location – early viewing is strongly recommended.



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Hall
Lounge
Dining Kitchen
Utility/WC
Master Bedroom with En-Suite Shower Room
Two Further Double Bedrooms
Shower Room

Oil Fired Central Heating
Double Glazing

Generous Garden
Shed
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 oil. Oil fired 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

27 Market Street,
Galashiels, TD1 3AF
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Email: gala@cullenkilshaw.com

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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Rowan Bank, Barr Road, Galashiels

Approximate Gross Internal Area = 124.6 sq m / 1341 sq ft

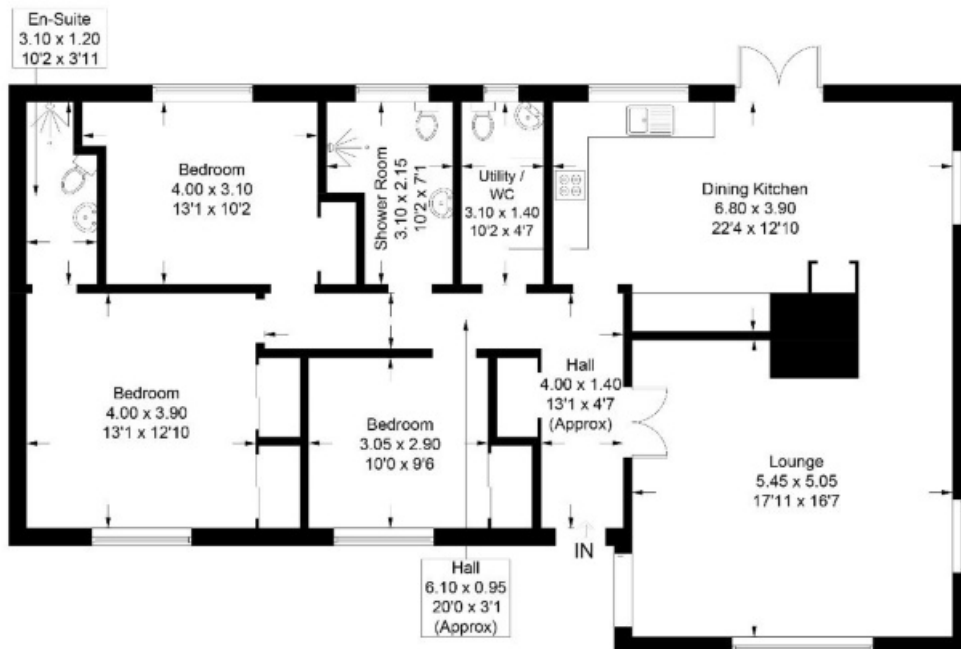


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1248481)

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.