

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 3 Mossilee Crescent, Galashiels

TD1 1LT

**Guide Price £140,000**



3 Mossilee Crescent is a well proportioned three bedroom semidetached family home which offers an excellent opportunity for buyers looking to put their own stamp on a property. Located in a popular residential area of Galashiels, the house benefits from generously sized rooms throughout and a layout that lends itself perfectly to modern family living. While the home would benefit from cosmetic upgrading, it provides a solid foundation with bright living spaces, good storage, and scope to reimagine the interiors to suit your style. Outside, the property enjoys gardens to both the front and rear providing a space ideal for families, keen gardeners, or anyone looking for private outdoor space to relax or entertain. A fantastic chance to create a personalised family home in an established area.





# 3 Mossilee Crescent, Galashiels TD1 1LT

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Ground Floor  
Entrance Hall  
Lounge  
Dining Kitchen  
Bathroom

First Floor  
Three Double Bedrooms

Gas Central Heating  
Double Glazing

Gardens to front & rear





### 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 and electricity. Gas central heating. Double Glazing.

### EPC Rating

C

### Council Tax Band

C

### Viewings

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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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
Tranent,	Tel 01875 611211



### 3 Mossilee Crescent, Galashiels, TD1 1LT

Approximate Gross Internal Area = 91.8 sq m / 988 sq ft

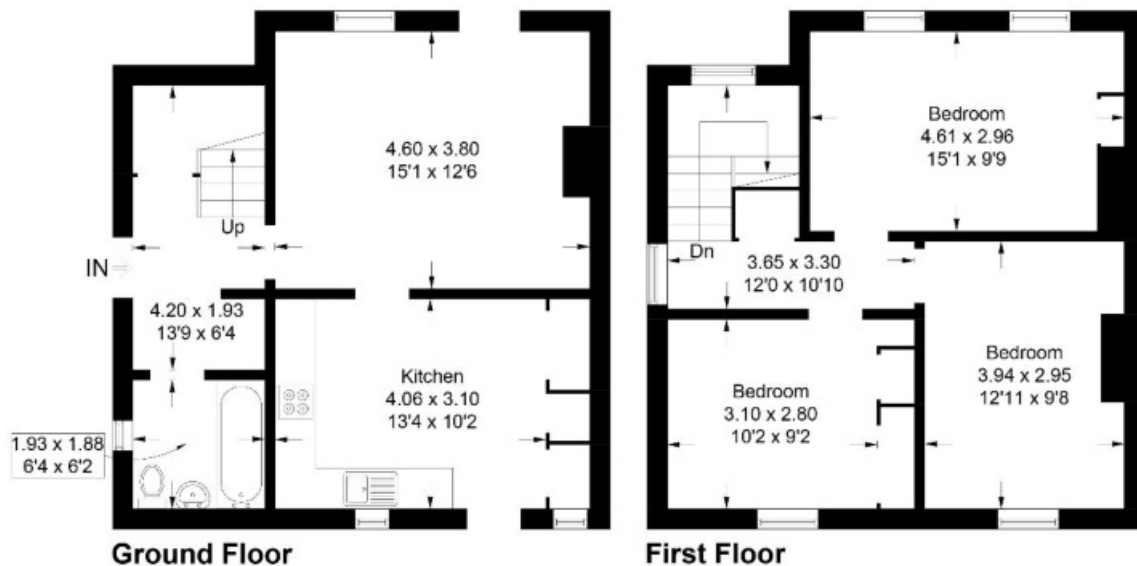


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (1D1265555)

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.