

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



1&2 Colmslie Farm Cottages

Galashiels, TD1 2PB

Guide Price £345,000



Tucked away in an enviable rural position yet only a short distance from Galashiels, this unique detached cottage enjoys a wonderfully private setting with open countryside views. Formerly two separate dwellings, the property now offers an exceptionally well proportioned and highly adaptable layout, ideal for a range of lifestyles and living arrangements. Inside, the accommodation is both welcoming and versatile. There are two beautifully presented sitting rooms - one of which flows directly into the kitchen to create a particularly sociable and relaxed everyday living space. The cottage currently provides three comfortable bedrooms, along with a separate dining room that could easily serve as a fourth bedroom, home office, or hobby room depending on requirements. Throughout, the interior is presented in good order, blending character with practical modern comfort. The grounds are a real highlight. Set within an extremely generous plot, the garden extends significantly to both the front and rear. The rear section offers a large gravelled driveway and shed, ensuring excellent private parking and storage. To the front, the well kept garden provides a delightful, sheltered spot to unwind and enjoy the peaceful surroundings. A rare opportunity to secure a charming rural home with superb flexibility, privacy, and space - yet with the convenience of nearby town amenities close at hand.



1&2 Colmslie Farm Cottages

Galashiels, TD1 2PB

Guide Price £345,000

Ground Floor
 Hall
 Family Room/Sitting Room
 Kitchen
 Utility with WC off
 Sitting Room
 Bedroom 3
 Dining Room/Bedroom 4
 Wet Room

First Floor
 Master Bedroom with En-Suite
 Bedroom 2

Generous gardens with large detached shed & covered seating area

Large gravelled drive



Location

The property is located off the minor road between Galashiels and Lauder, just after the small settlement at Langshaw. It offers an enviable countryside setting which is only a short distance from nearby Galashiels which 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 and cafes, offering the best of 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 take 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 the 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 floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains water and electricity. Private drainage. Oil fired central Heating. Double Glazing.

EPC Rating

E

Council Tax Band

D

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
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
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



1 2 Colmslie Farm Cottages, Galashiels, TD1 2PB

Approximate Gross Internal Area = 147.0 sq m / 1582 sq ft

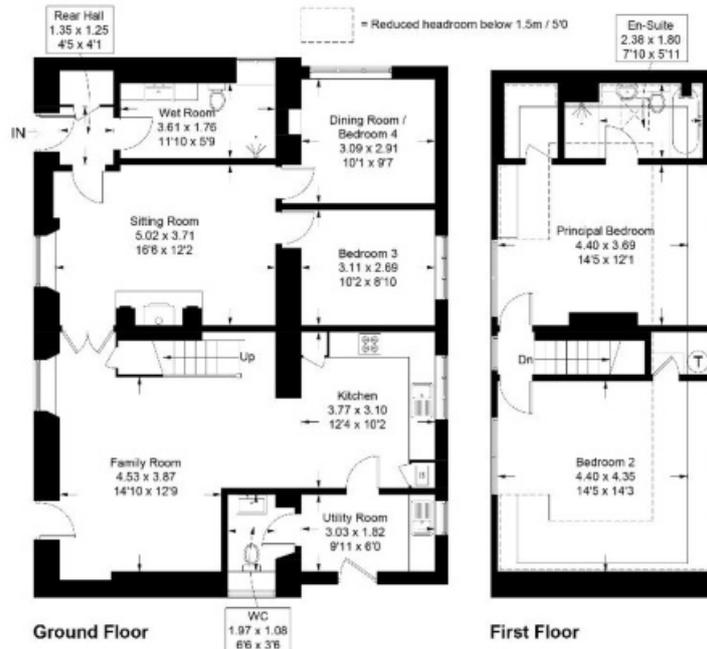


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283197)

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.