

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**12 Mossilee
Crescent,
Galashiels,
TD1 1LT**

Guide Price £140,000



12 Mossilee Crescent is a well-presented terraced home set within a popular residential area. The accommodation is arranged over two levels. On the ground floor, the property comprises an entrance porch leading into the hallway, a spacious lounge, and a kitchen with direct access to the rear garden. Upstairs, there are two generous double bedrooms, a useful single bedroom/ box room which could also serve as a home office or a nursery, and a family bathroom. Externally the property enjoys private garden grounds to the front and rear, whilst ample parking is available on-street.



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Entrance Porch
Hall
Lounge
Kitchen
Two Double Bedrooms
One Single/ Box Room
Shower Room

Gas Central Heating
Double Glazing

Front & Back Garden
On Street 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, gas and electricity. Gas central heating & Double glazing.

EPC

C

Council Tax Band

B

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
Phone: 01896 758311
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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12 Mossilee Crescent, Galashiels

Approximate Gross Internal Area = 83.44 sq m / 898 sq ft

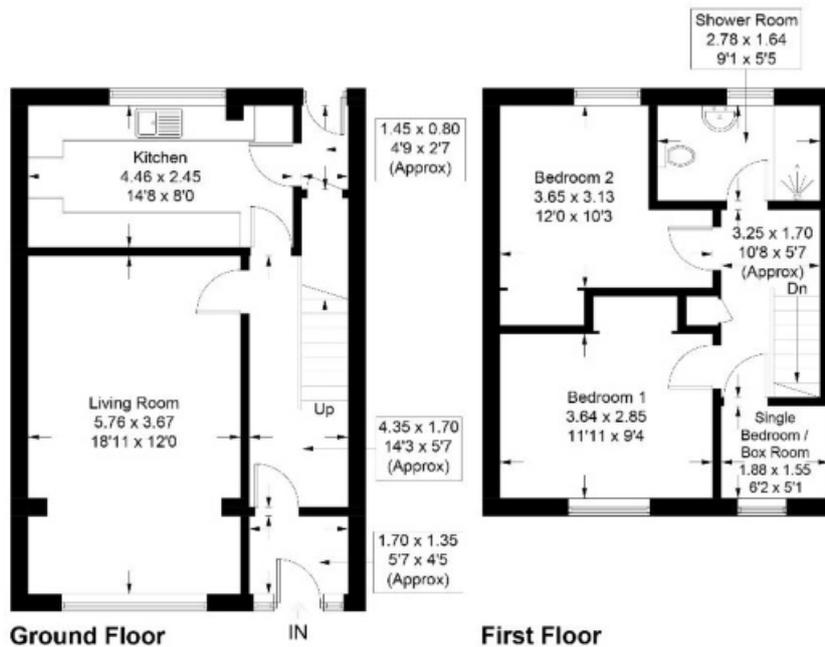


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1283845)

Full members of:



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