

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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32 Manse Street Galashiels

TD1 1NE

Guide Price £295,000



32 Manse Street is a well-presented link-detached family home, ideally located in a sought-after area of town overlooking the Victoria Park - making it a perfect choice for families and anyone who appreciates having green space right on their doorstep. The property boasts a spacious and flexible layout, finished to a high standard throughout, including a modern kitchen, contemporary bathroom and a convenient downstairs WC, making it an ideal home ready to move straight into. Externally, there are well-proportioned gardens to the front and rear, with the rear garden providing a particularly secluded setting alongside a stylish terraced deck. A garage and driveway ensure ample off-street parking. Early viewing of this lovely property is strongly recommended.



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GROUND FLOOR:

Entrance Hall
Downstairs WC
Large Lounge/Dining Room
Kitchen

FIRST FLOOR:

Four Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden Front & Rear
Terraced Decking Area
Garage
Drive



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

E

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
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 |



32 Manse Street, Galashiels

Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft
(Excluding Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283890)

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.