

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**Eildonlea, 17  
Douglas Place**  
Galashiels, TD1 3BT

**Guide Price £300,000**



Tucked away in an extremely private setting within one of Galashiels' most sought after residential areas, this three bedroom detached bungalow offers a wonderfully versatile layout and an inviting sense of space throughout. The heart of the home is the large lounge/dining room, an impressive open plan space ideal for both everyday living and entertaining. Patio doors lead directly into the bright conservatory, a superb additional room that can be enjoyed year round - perfect as a garden room, home office, playroom, or quiet retreat. The modern kitchen is fitted with a good range of units and provides a practical, wellorganised workspace. All three bedrooms are of a comfortable size, with the master bedroom benefiting from a well appointed ensuite, adding a welcome touch of privacy and convenience. While the property is perfectly liveable as it stands, there is excellent scope to modernise and personalise to one's own taste, making it an attractive prospect for buyers looking to put their own stamp on a home. Generous gardens surround the bungalow, enhancing the sense of seclusion and offering plenty of space for outdoor relaxation, planting, or family use. A driveway and garage provide ample parking, completing the appeal of this quietly positioned and highly desirable home.



# Eildonlea, 17 Douglas Place

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Accommodation  
Entrance Porch  
Hall  
Lounge/Dining Room  
Conservatory  
Kitchen  
Master Bedroom with En-Suite  
Two further Bedrooms  
Bathroom

Enclosed gardens surrounding

Garage & Drive



### 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

D

### Council Tax Band

E

### 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



**Eildonlea, 17 Douglas Place, Galashiels, TD1 3BT**

Approximate Gross Internal Area = 128.0 sq m / 1378 sq ft  
(Excluding Single Garage / External Store)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283170)

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.