

Galashiels

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SOLICITORS & ESTATE AGENTS

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18 Roberts Grove Galashiels

TD1 2BJ

Guide Price £215,000



18 Roberts Grove is a delightful detached bungalow tucked away in a sought-after and peaceful cul-de-sac, enjoying an elevated position with lovely views over Galashiels and the surrounding countryside. The accommodation comprises: vestibule, hall, lounge, kitchen, dining room, conservatory, two bedrooms and bathroom. Externally, the property benefits from a driveway and an exceptionally large rear and side garden, providing superb outdoor space with real potential. Although the property would benefit from a degree of upgrading, it presents the perfect canvas for buyers looking to put their own stamp on a home, all within easy walking distance of the town centre and railway station.



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Vestibule
Hall
Lounge
Kitchen
Dining Room
Conservatory
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Large Garden
Shed
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, gas and electricity. Gas central heating, double glazing.

EPC

C

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
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Email: gala@cullenkilshaw.com

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

Also At:

| | |
|-------------|-----------------------|
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18 Roberts Grove, Galashiels

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft

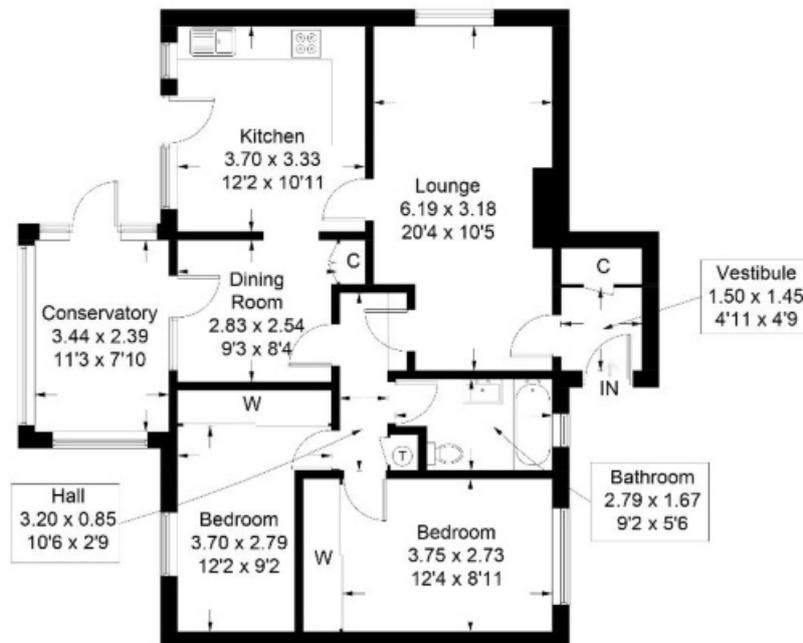


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286854)

Full members of:



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