

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 81 Balmoral Road

Galashiels, TD1 1JN

**Guide Price £165,000**



A beautifully presented three bedroom end terraced home set within one of Galashiels' most popular residential areas, ideally placed for the nearby primary school and enjoying a particularly private aspect to the rear. Finished throughout to an excellent standard, the property offers generous, well balanced accommodation perfect for modern family living. The large lounge/dining room provides an impressive open plan space for relaxing and entertaining, complemented by a contemporary kitchen with a modern finish. Upstairs, three well proportioned bedrooms offer comfortable sleeping space for families or visiting guests, served by a stylish bathroom. Outside, the home continues to impress. The front garden is generous and neatly kept, while the extensive rear garden enjoys superb privacy and includes a raised deck - an ideal spot for outdoor dining, summer gatherings, or simply unwinding in the sunshine. A wonderful opportunity for buyers seeking a move in ready family home in a convenient, well regarded location.



# 81 Balmoral Road

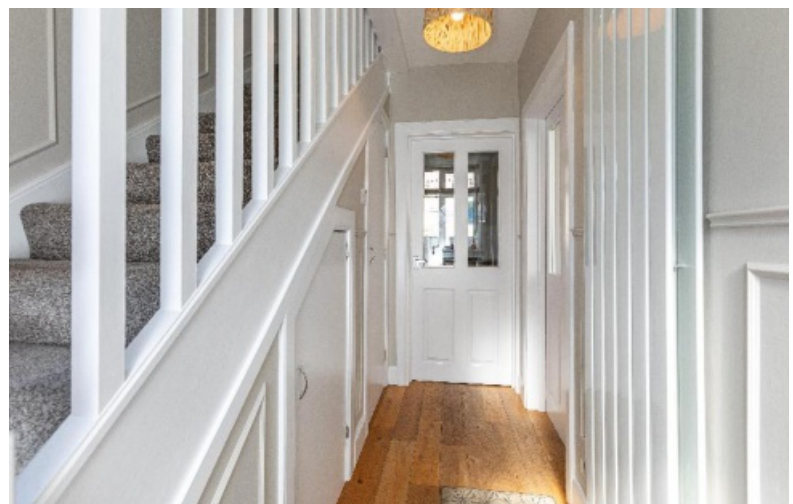
Galashiels, TD1 1JN

**Guide Price £165,000**

Ground Floor  
Entrance Hall  
Lounge/Dining Room  
Kitchen

First Floor  
Three Bedrooms  
Bathroom

Gardens to front & rear



### 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

B

### 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

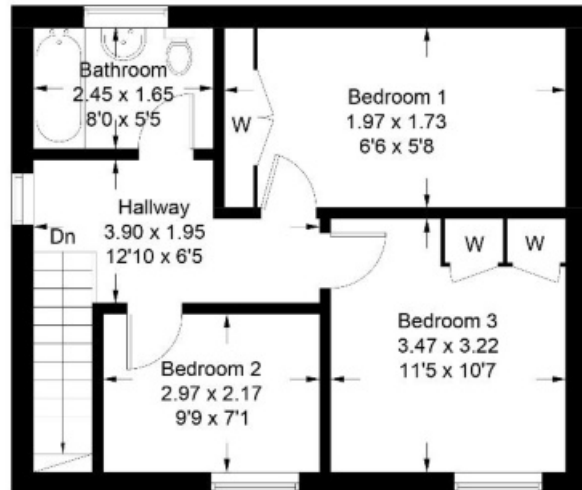


**81 Balmoral Road, Galashiels, TD1 1JN**

Approximate Gross Internal Area = 83.0 sq m / 893 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289885)

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.