

**Galashiels**

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## 48 Roger Quin Gardens, Galashiels

TD1 3NQ

**Guide Price £260,000**



Situated in a desirable residential area of Galashiels, 48 Roger Quin Gardens is a beautifully extended family home offering flexible and spacious accommodation throughout. Enhanced by the current owners, the property now boasts additional ground floor bedrooms, including a double with en-suite, a single bedroom and a convenient WC, alongside a lounge, dining kitchen and a conservatory overlooking the rear garden. Upstairs, there are three further bedrooms and a modern shower room, while a partially floored loft with ladder and lighting provides excellent additional storage. Externally, the home benefits from easy-maintenance gardens to the front and rear, a useful shed, and a private drive. Ideally located, the property is within easy reach of local shops, schools, transport links and the many amenities Galashiels has to offer. The perfect choice for growing families or those seeking versatile living space.



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#### GROUND FLOOR:

Hall  
Lounge  
Dining Kitchen  
Conservatory  
Double Bedroom  
En-Suite Shower Room  
Single Bedroom  
WC

#### FIRST FLOOR:

Two Double Bedrooms  
Single Bedroom  
Shower Room  
Partially Floored Loft with Ladder & Light

Gas Central Heating  
Double Glazing

Easy Maintenance Garden Front & Rear  
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. The conservatory furniture is available by separate negotiation.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

D

### 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  
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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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**48 Roger Quin Gardens, Galashiels**

Approximate Gross Internal Area = 127.3 sq m / 1370 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290626)

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.