

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## **Braeside, 1 Leebrae**

Galashiels, TD1 1QR

**Offers Over £215,000**



Set to the edge of a quiet residential cul de sac in a popular area of Galashiels, this linked-detached home offers a very comfortable and versatile level of accommodation, ideal for families or anyone seeking flexibility as needs evolve. At the heart of the home is the large dining kitchen, a wonderfully sociable space complete with patio doors opening directly onto the rear garden - perfect for everyday living and effortless entertaining. Double doors connect this space to the good sized lounge, which enjoys a bright bay window to the front. A real advantage is the ground floor bedroom with en-suite, providing excellent guest accommodation or a future proof option for those who may require ground floor living. Upstairs, there are three further well proportioned bedrooms along with a well appointed family bathroom, ensuring plenty of space for everyone. Occupying a generous corner plot, the property benefits from gardens to the front, side, and rear, with the rear garden offering a particularly private setting. A driveway to the front provides private parking for two vehicles, completing the appeal.



# Braeside, 1 Leebrae

Galashiels, TD1 1QR

Offers Over £215,000

Ground Floor  
Entrance Hall  
Lounge  
Dining Kitchen  
Master Bedroom with En-Suite

First Floor  
Three Bedrooms  
Bathroom

Generous gardens  
Driveway



### 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, electricity and gas. Double Glazing. Gas central heating.

### EPC Rating

D

### Council Tax Band

D

### Viewings

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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Annan,	Tel 01461 202 866/867
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**Braeside, 1 Lee Brae, Galashiels, TD1 1QR**

Approximate Gross Internal Area = 93.83 sq m / 1010 sq ft

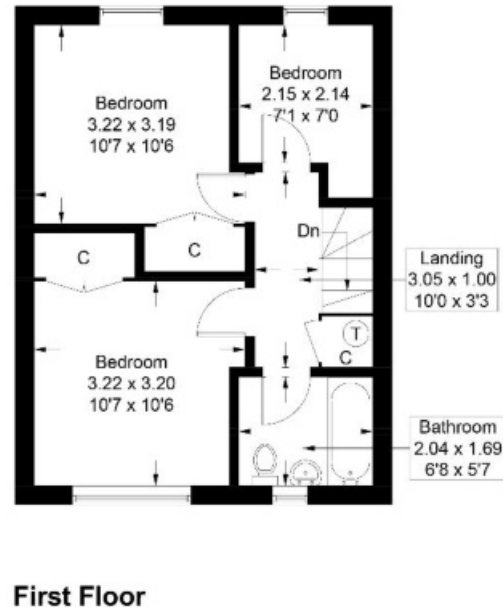
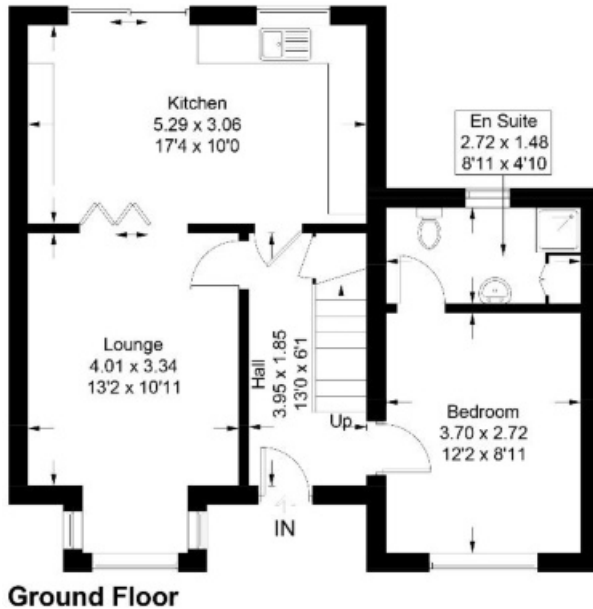


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300021)

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.