

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Aiken Oak Cottage, 68 Victoria Street

Galashiels, TD1 1HJ

Guide Price £320,000



Tucked away in the heart of one of Galashiels' most sought after residential areas, this traditional detached cottage offers an inviting blend of character, space and versatility. Rich in period features and presented throughout in very good order, it provides a wonderfully adaptable layout suited to a range of lifestyles. The accommodation is generously proportioned, with a choice of spacious living areas and a highly flexible arrangement that can be tailored to individual needs. A ground floor bedroom sits peacefully to the rear and enjoys direct access via patio doors onto the decking - a lovely, sheltered seating area that forms a natural extension of the living space. The rear garden is a standout feature: large, fully enclosed and ideal for families, pets or those who simply enjoy time outdoors. Its size and privacy make it perfect for play, entertaining or quiet relaxation. A charming, traditional home in a prime location, offering both comfort and adaptability - a rare opportunity in this popular part of town.



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Ground Floor
Entrance Hall
Lounge
Dining Kitchen
Utility
Double Bedroom with patio doors
Dressing Room
Bathroom

First Floor
Master Bedroom with En-Suite
Two Further Double Bedrooms

Generous gardens
Decking
Shed



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

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



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Approximate Gross Internal Area = 146.68 sq m / 1579 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304874)

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.