

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 2 Maryfield Gardens

Galashiels, TD1 1NL

**Guide Price £295,000**



Set within one of Galashiels' most sought after and rarely available residential areas, this linked-detached home offers generous, beautifully presented accommodation with a wonderfully flexible layout. Bright, airy and ready to move into, it provides an ideal balance of space, comfort and modern style. The accommodation is extremely well proportioned, featuring four good sized bedrooms, two inviting public rooms, a contemporary fitted kitchen, and both a modern bathroom and separate shower room. The layout lends itself perfectly to family living or those simply seeking versatile space to adapt as desired. Externally, the property continues to impress. A neat front garden sits alongside a private drive and garage, while to the rear lies an exceptionally large garden - a real standout feature. Extending a considerable distance, it offers excellent privacy, mature planting, and a superb decked area ideal for seating, dining and enjoying the outdoors. A rare opportunity in a highly desirable setting, this is a home that combines space, style and location to great effect.



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Ground Floor  
Entrance Hall  
Lounge  
Dining Room  
Kitchen  
Utility Area  
Shower Room

First Floor  
Four Double Bedrooms  
Bathroom

Generous gardens  
Drive  
Garage



**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**

C

**Council Tax Band**

E

**Viewings**

By appointment with the Selling Agent

**Entry**

By mutual agreement



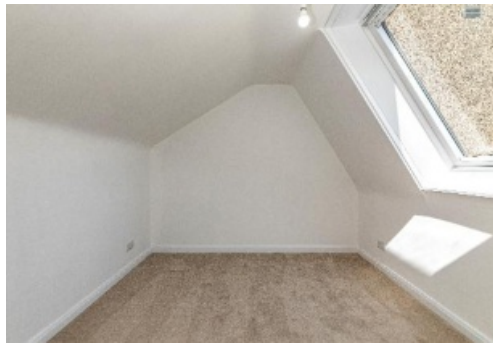
Interested in this property?  
**Call 01896 758311**

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

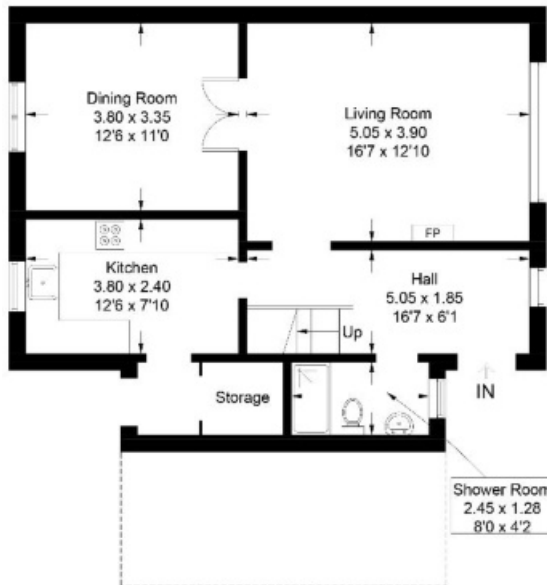
Also At:

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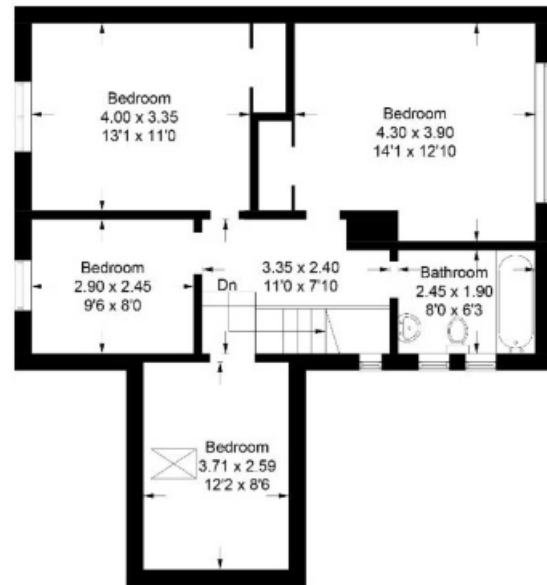


**2 Maryfield Gardens, Galashiels, TD1 1NL**

Approximate Gross Internal Area = 123.7 sq m / 1331 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306568)

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.