

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



43 Balmoral Avenue

Galashiels, TD1 1JG

Guide Price £175,000



Set within a very popular and well established area of Galashiels, this three bedroom end terraced home offers excellent, easily managed family accommodation with well proportioned rooms throughout. Presented in good order, it provides comfortable living from the outset while still offering scope for a new owner to personalise to their own taste. The layout is bright and practical, with generous living space and three good sized bedrooms, making it ideal for a growing family or anyone seeking a well balanced home in a convenient location. Externally, the property benefits from gardens to both the front and rear, with the latter being particularly private, fully enclosed, and featuring a timber deck that creates an inviting spot for seating or outdoor dining. A private drive to the side adds welcome convenience, providing off street parking. A superb opportunity in a sought after part of town, combining space, privacy and everyday practicality.



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Ground Floor
Entrance Hall
Lounge
Kitchen
Bathroom

First Floor
Three Double Bedrooms

Gardens to front & rear
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

C

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
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Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

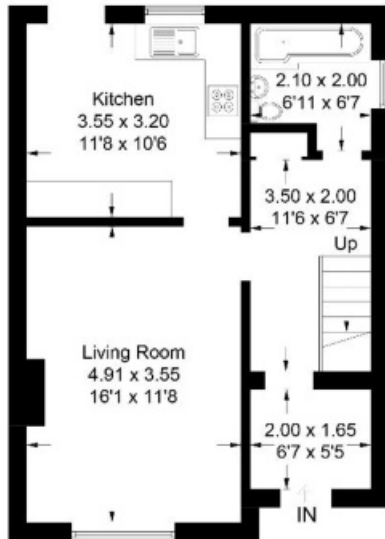
Also At:

Galashiels,	Tel 01896 758 311
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Peebles,	Tel 01721 723 999
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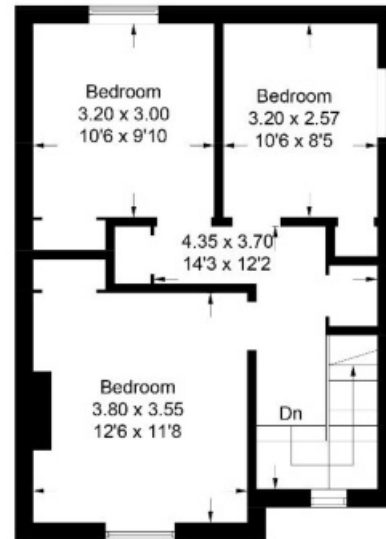


43 Balmoral Avenue, Galashiels

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (I1311626)

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.