

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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28 Fleming Place

Fountainhall, TD1 2TA

Guide Price £165,000



A charming two bedroom semi-detached bungalow tucked away at the end of a quiet residential cul-de-sac, enjoying a wonderfully peaceful and private setting with open views across fields to the rear. Ideal for those seeking the ease of single level living, the property offers well proportioned, easily managed accommodation that has been thoughtfully planned for low maintenance living. The layout flows comfortably, making it a great option for downsizers, first time buyers, or anyone looking for a relaxed home in a tranquil spot. Generous gardens lie to both the front and rear, with the rear garden taking full advantage of the open outlooks. The front garden incorporates a private drive, ensuring convenient off street parking. A lovely opportunity to secure a quiet, well located home with appealing outdoor space.



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Accommodation
Entrance Hall
Lounge
Kitchen
Utility
Two Double Bedrooms
Shower Room

Gardens to front & rear
Driveway



Location

Fountainhall is a lovely village situated north of Stow and Galashiels, just off the main A7 trunk road through the Borders. The village is popular with young families and professionals, with a community centre and an easy commute to Edinburgh, as well as the Borders railway station in nearby Stow also ideal for access to Edinburgh, Galashiels and Tweedbank. The region is well known for its beauty and the lifestyle it offers and this makes the area an attractive and enviable part of the country to reside in.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Any remaining furniture can also be included in the sale, should the purchaser wish.

Services

Mains drainage, water, and electricity. Oil fired central heating. Double glazing.

EPC Rating

D

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
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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:

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Fleming Place, Fountainhall

Approximate Gross Internal Area = 72.7 sq m / 782 sq ft

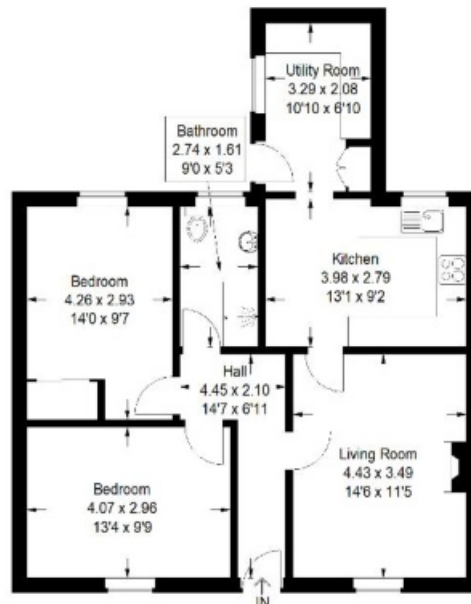


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315849)

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.