

Galashiels

Call 01896 758311



CULLEN KILSHAW
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37 Balmoral Place, Galashiels

TD1 1JD

Guide Price £260,000



A charming four-bedroom semi-detached sandstone villa offering spacious and versatile accommodation to suit a wide range of purchasers. Situated within a popular and well-established residential area, the property is just a short walk from Galashiels town centre and the railway station, making it ideal for commuters and those looking to enjoy convenient access to local amenities. The well-proportioned accommodation comprises: Vestibule, hall & stairs, lounge, kitchen, dining room, rear hall and a ground floor bedroom. Upstairs, there are three further bedrooms and a shower room. Externally, the property benefits from a driveway to the rear providing off-street parking, together with a low-maintenance garden designed for ease of upkeep. Early viewing strongly advised.



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Vestibule
Hall & Stairs
Lounge
Dining Room
Rear Hall
Kitchen
Ground Floor Double Bedroom
Three Further Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Garden
Shed
Outhouse
Drive



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

D

Viewing

Strictly 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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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
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Langholm,	Tel 013873 80482
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37 Balmoral Place, Galashiels

Approximate Gross Internal Area = 111.6 sq m / 1201 sq ft

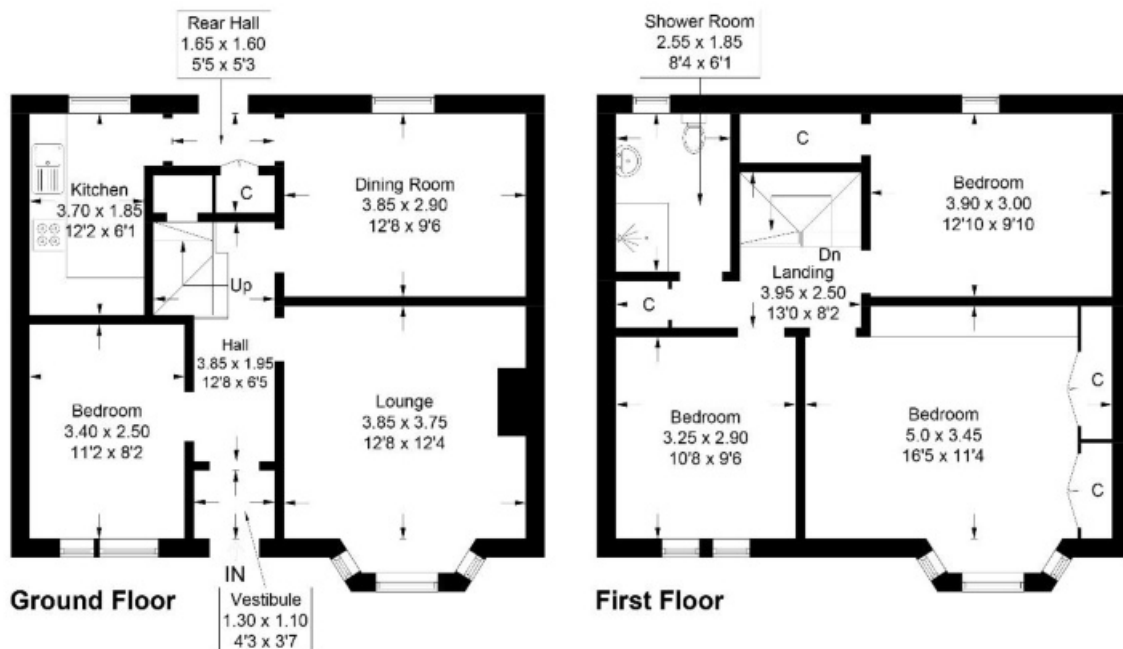


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1317324)

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.