

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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13 Forest Gardens,

Galashiels, TD1 1JX

Guide Price £170,000



13 Forest Gardens is a spacious and well-presented semi-detached home, ideally situated within the popular and convenient residential area of Galashiels. Offering generous accommodation throughout, this attractive property has been maintained to a high standard and benefits from a modern fitted kitchen and newly installed double glazing. The ground floor comprises a bright and spacious lounge, a contemporary kitchen, a convenient downstairs WC, and a rear hallway providing direct access to the garden. Upstairs, the property offers two generously sized double bedrooms, a well-appointed family bathroom, and excellent storage throughout, making it an ideal home for a range of buyers. Externally, the property enjoys a substantial enclosed rear garden and a double driveway to the front, providing ample off-street parking. Located close to local amenities, schools, transport links, and the town centre, this is a fantastic opportunity to acquire a spacious home in a sought-after location.



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Accommodation:

Hall
Lounge
Kitchen
Rear Hall
Downstairs WC
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Large Enclosed Garden to Rear
Driveway for Two Cars



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, gas and electricity. Gas central heating & Double glazing.

EPC

D

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent

Entry

By mutual agreement.



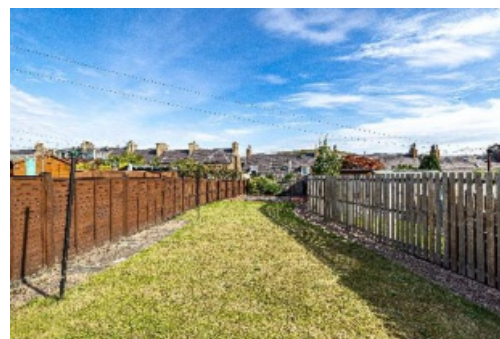
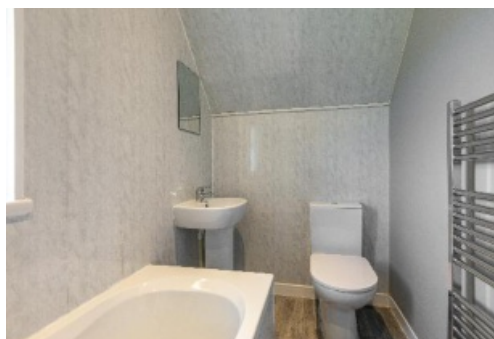
**Interested in this property?
Call 01896 758311**

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

Also At:

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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



13 Forest Gardens, Galashiels

Approximate Gross Internal Area = 79.90 sq m / 860 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (1325923)

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.