

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Springwood, High Road

Galashiels, TD1 2BQ

Offers Over £325,000



Set within one of Galashiels' most sought after residential areas, this impressive four bedroom detached bungalow enjoys an elevated position that offers lovely open outlooks while remaining exceptionally private. The property is well planned throughout, providing a spacious, flexible layout ideal for modern family living. A good sized dining kitchen forms the heart of the home, complemented by a generous lounge that benefits from excellent natural light. The accommodation flows well, with versatility in how the rooms can be used to suit individual needs. Presented in good order throughout, it offers comfortable, ready to move into living space. Externally, the bungalow sits on a large plot with generous gardens extending to the front, side and rear - perfect for those seeking outdoor space, privacy and scope for planting or seating areas. A garage and ample parking directly outside the property further enhance its appeal. A rarely available opportunity in a prime location, combining outlooks, privacy and a superb family friendly layout.



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Accommodation
Entrance Hall
Lounge
Dining Kitchen
Utility/Sun Room
Four Bedrooms
Bathroom

Gas central heating
Double Glazing

Generous gardens



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 and electricity. Double Glazing. Gas central heating.

EPC Rating

D

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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331237)

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.