

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Balmoral Drive

Galashiels, TD1 1JH

Guide Price £175,000



A well presented three bedroom terraced home set within one of Galashiels' most sought after residential areas, ideally placed for the nearby primary school and offering an excellent opportunity for families. The accommodation is well proportioned throughout, with a newly fitted kitchen providing a fresh, modern focal point for everyday living. To the rear, a large conservatory adds valuable additional space - perfect as a second sitting area, playroom, or relaxed dining spot - and creates a lovely connection to the garden. Upstairs, three comfortable bedrooms offer scope for personalisation, making it easy for buyers to tailor the home to their own style and needs. Externally, the property benefits from an enclosed rear garden, ideal for children, pets, or outdoor entertaining, while a private drive to the front adds welcome convenience. A superb family home in a popular location, combining move in ready elements with the potential to make it your own.



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Ground Floor
Entrance Hall
Lounge
Consevatory
Modern Fitted Kitchen

First Floor
Three Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Enclosed rear garden
Drive



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

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
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



4 Balmoral Drive, Galashiels

Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1336489)

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.