

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**15 Dale Street,
Galashiels,**
TD1 3EJ

Guide Price £140,000



An excellent opportunity to acquire this attractive and well-presented two-bedroom semi-detached bungalow, ideally located within easy walking distance of the town centre, transport interchange and Heriot-Watt University, which is approximately a five-minute walk away. The property has been modernised internally and offers comfortable, well-proportioned accommodation comprising a welcoming lounge, two bedrooms, modern kitchen and bathroom. The bathroom further benefits from a separate shower, providing both practicality and convenience. The lounge also features a log-burning stove. Externally, the property benefits from a particularly attractive south-facing rear garden, which is both generously sized and fully private. The garden also includes two useful outbuildings, offering excellent additional storage or potential for a variety of uses. There is ample on-street parking available immediately outside the property.



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Hall
Lounge
Kitchen
Two Bedrooms
Bathroom
Rear Porch

Electric Heating
Double Glazing

Generous South-facing garden to the rear
Two outbuildings
On Street Parking



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 and electricity. Electric heating & Double glazing.

EPC

F

Council Tax Band

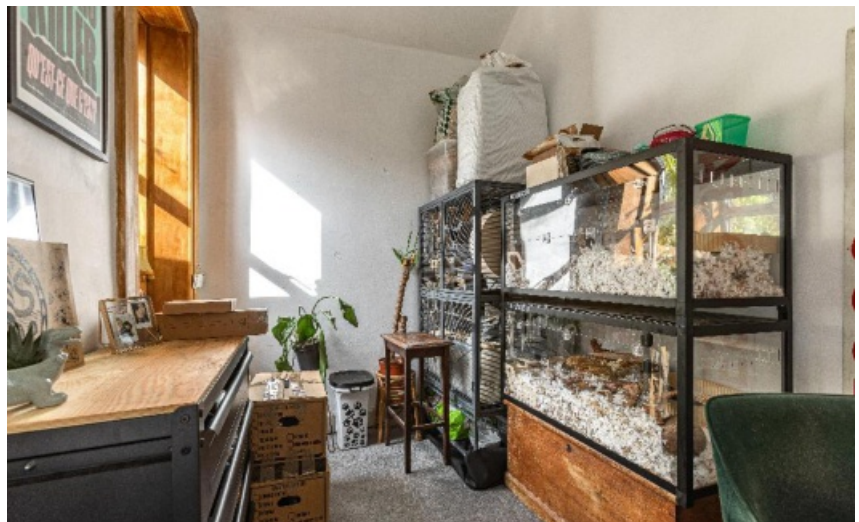
B

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
Jedburgh,	Tel 01835 863 202
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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 = 60.1 sq m / 647 sq ft

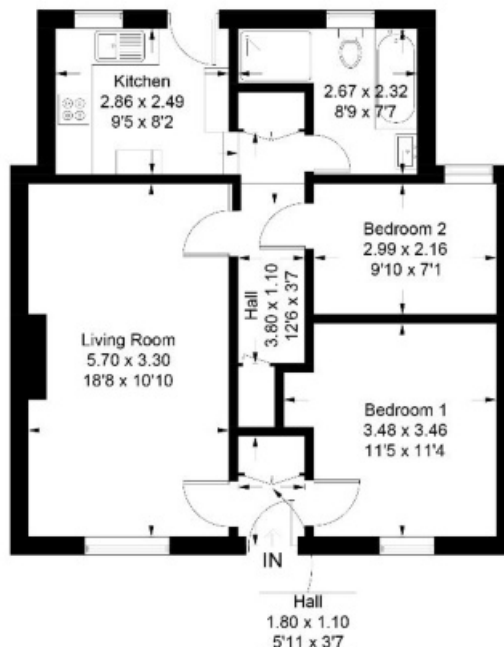


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1338641)

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.