Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Abbotsview Court, Galashiels

TD1 3ES

Guide Price £240,000

11 Abbotsview Court is an attractive two-bedroom detached bungalow, pleasantly positioned within a peaceful cul-de-sac on the outskirts of Galashiels. Beautifully presented throughout, the property offers well-proportioned accommodation comprises: Entrance hall, lounge with dining area, dining kitchen, two bedrooms - one with French doors leading to the garden - and a bathroom. Designed with low maintenance in mind, the garden provides a peaceful spot to sit relax and enjoy the sunshine, while a private driveway and garage offer useful parking and storage. The property enjoys a pleasant setting away from the bustle of the town, yet remains conveniently placed for Galashiels' excellent range of shops, amenities and transport links. For those who do not drive, a bus stop providing services into the town centre is just a five-minute walk away. With detached bungalows continuing to be in high demand, early viewing is strongly recommended to avoid missing out on this lovely home.

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Hall
Lounge/Dining Room
Dining Kitchen
Two Bedrooms
Bathroom

Gas Central Heating
Triple Glazing

Low Maintenance Garden
Shed
Garage
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, triple glazing.

EPC
C

Council Tax Band
D

Viewing
Strictly by appointment with the Selling Agent.

Entry
By mutual agreement.

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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:

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

11 Abbotsview Court, Galashiels

Approximate Gross Internal Area = 75.1 sq m / 1617 sq ft

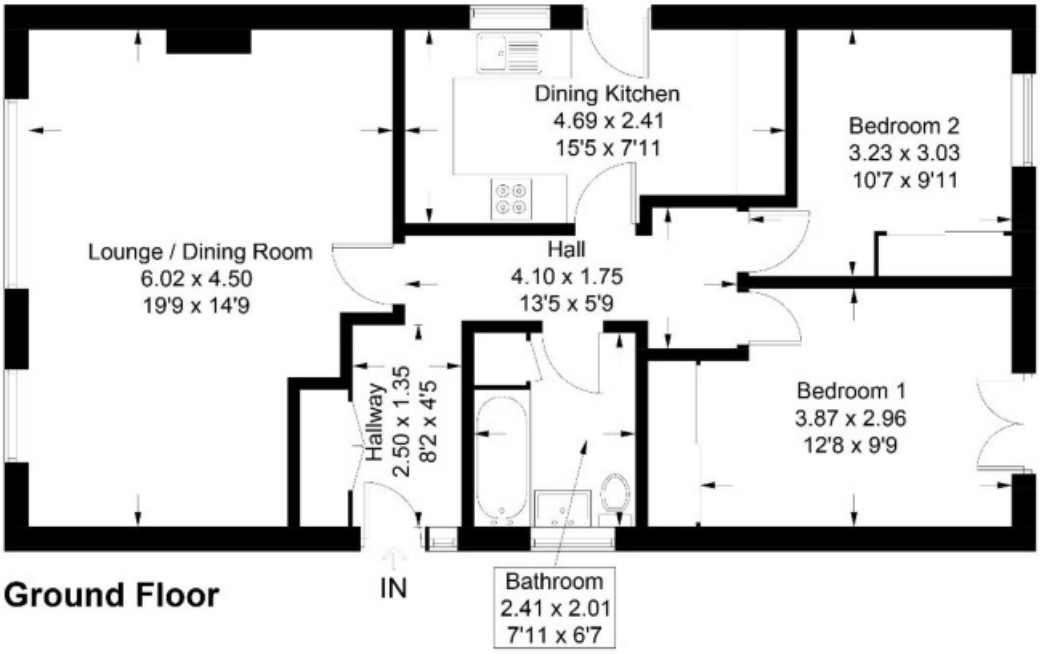

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1343228)

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.