Galashiels
Call 01896 758311

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11 Lintburn Place

Galashiels, TD1 1NN

Guide Price £140,000



Occupying a tucked away position at the end of a small and private cul-de-sac, this attractive two bedroom end terraced house offers an excellent opportunity for first time buyers, young families, or those seeking a home in a peaceful yet convenient location. Enjoying an excellent degree of privacy, the property is well maintained throughout and provides generously proportioned accommodation with plenty of scope for a purchaser to upgrade and personalise to their own tastes and requirements. Each room is well sized, creating a bright and comfortable living environment that is ready to move into while offering excellent potential to add value over time. Externally, the property benefits from enclosed gardens which enjoy a particularly private setting, providing a safe and secure environment for children and pets, as well as a wonderful outdoor space in which to relax and unwind. A parking area is conveniently located within the cul-de-sac for residents and visitors alike. Ideally positioned within comfortable reach of a wide range of local amenities, transport links, schools and shops, this is a fantastic starter family home combining privacy, practicality and future potential in equal measure.



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Ground Floor
Entrance Hall
Lounge/Dining Room
Kitchen
Downstairs WC

First Floor
Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Private enclosed 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
B

Viewings
By appointment with the Selling Agent

Entry
By mutual agreement









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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:

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Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

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Approximate Gross Internal Area
79.4 sq m / 855 sq ft

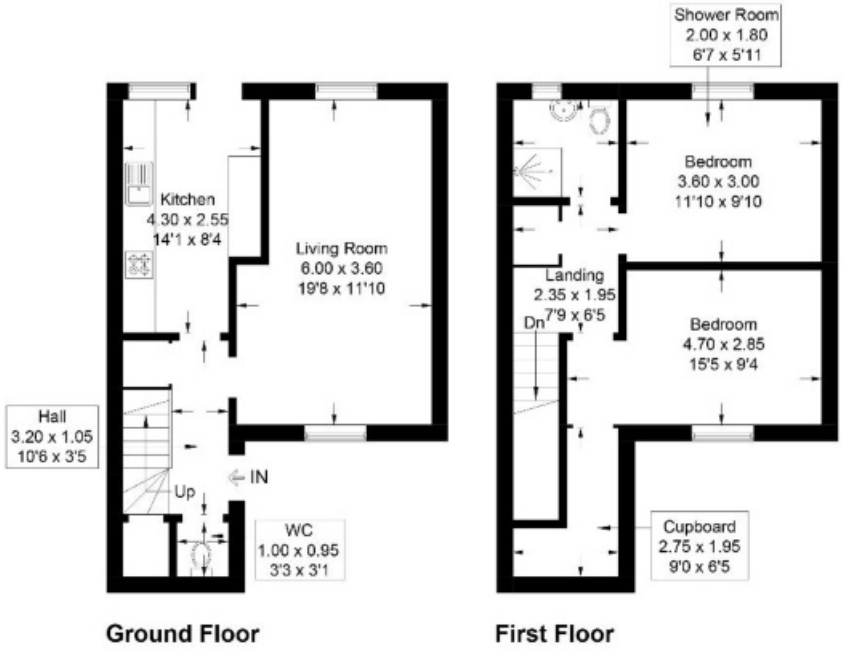


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Full members of:

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.