

Galashiels
Call 01896 758311

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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13 Balnakiel Terrace, Galashiels

TD1 1RW

Guide Price £125,000



13 Balnakiel Terrace is an attractive terraced family home, located within a popular area of Galashiels benefiting from an elevated position with open views over the surrounding countryside. The accommodation, which is arranged over three floors, is spacious and well planned benefiting from the addition of a conservatory to the rear which overlooks the garden. Ample parking is available within the cul de sac.



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Ground Floor:
Entrance Hall
Two Bedrooms
Shower Room

Middle Floor:
Bedroom Two
Conservatory

First Floor:
Large Lounge/Dining Room
Kitchen
Private garden
Gas central heating
Double Glazing



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. 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 and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC:

C

Viewing:

By appointment with the Selling Agent.

Council Tax Band:

B

Entry:

By mutual agreement.



Interested in this property?
Galashiels
Call 01896 758311

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Galashiels, TD1 3AF
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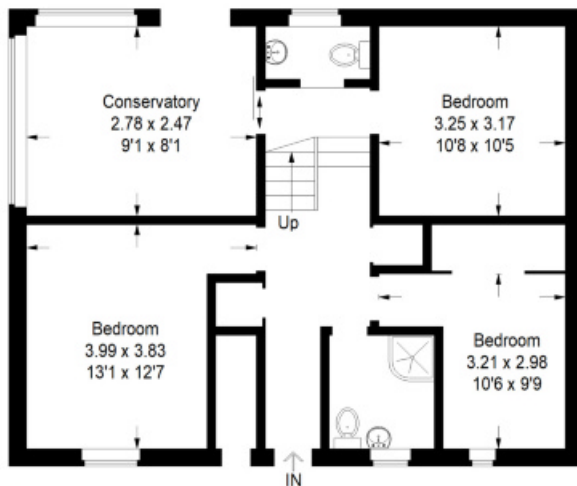
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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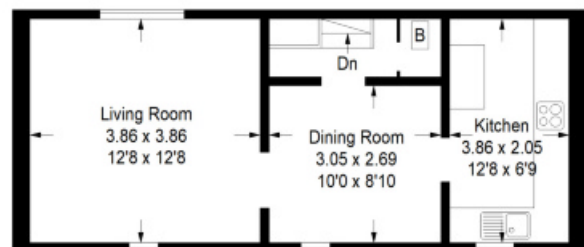


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Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID792679)

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.