

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**7 Langlee Avenue,
Galashiels, TD1 2DZ**

Guide Price £125,000



This attractive semi-detached property is located in a popular area of Galashiels, close to the nearby primary school and enjoying a pleasant corner setting which provides the advantage of a drive. The layout is very well proportioned; perfectly suited to those searching for an easily managed starter family home which is ready to move into, benefiting from the addition of a conservatory to the front of the house which gives a welcome addition to the living accommodation. It is presented throughout in very good order and has been well maintained by the present owners. Outside, there are gardens to the front, side and rear whilst the aforementioned drive provides convenient off street parking for two vehicles.



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Ground Floor
Entrance Hall
Lounge/Dining Room
Conservatory
Kitchen

First Floor
Two Double Bedrooms
Shower Room

Gardens to front, side & rear
Driveway

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. 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, and the kitchen and bathroom fittings.

Services

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

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

A

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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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
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Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

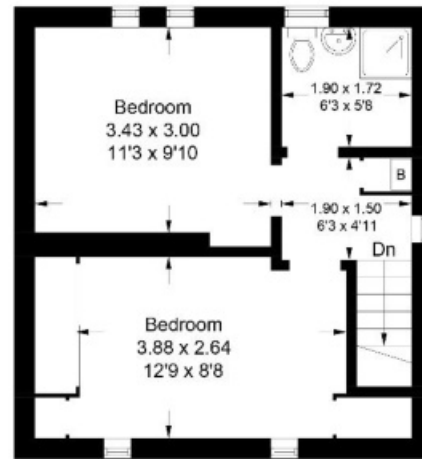
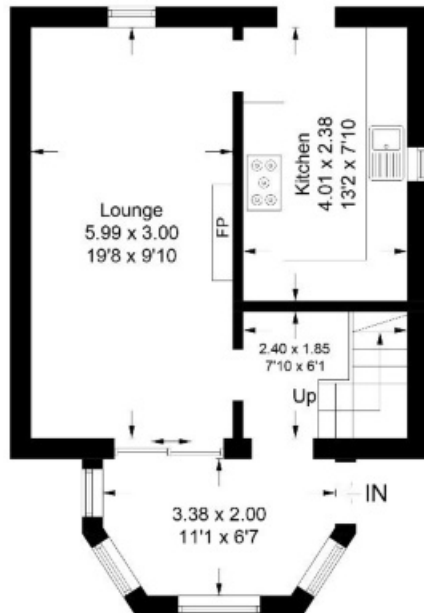


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1064243)

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.