

**Galashiels**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Galena, 21 Melrose Road, Galashiels

**Offers Over £299,995**



Enjoying a corner position and a particularly private aspect, Galena is an impressive detached dwelling which is located in a sought after area of Galashiels, just a short walk from the town centre and the nearby transport interchange. The property opens out to provide a spacious and flexible layout, with many notable features including a large dining kitchen, well appointed conservatory, generous master bedroom with en-suite, and lovely feature corner windows in the lounge and one of the bedrooms. It is presented in very good order; perfectly suited to those searching for a practical family home, and is set upon a generous plot with gardens extending to the front, side and rear. There is also a garage and pull in parking. Properties of this style and in this location rarely come onto the market so early viewing comes highly advised.





# Galena, 21 Melrose Road, Galashiels

Offers Over £299,995

Ground Floor  
Entrance Hall  
Lounge with open fire & corner window  
Large Dining Kitchen  
Conservatory  
Utility Room

First Floor  
Master Bedroom with En-Suite  
Three Further Bedrooms  
Bathroom

Generous Gardens  
Nice open views  
Garage and off road parking

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

E

### 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  
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



**21 Melrose Road, Galashiels, TD1 2AT**

Approximate Gross Internal Area = 139.1 sq m / 1497 sq ft

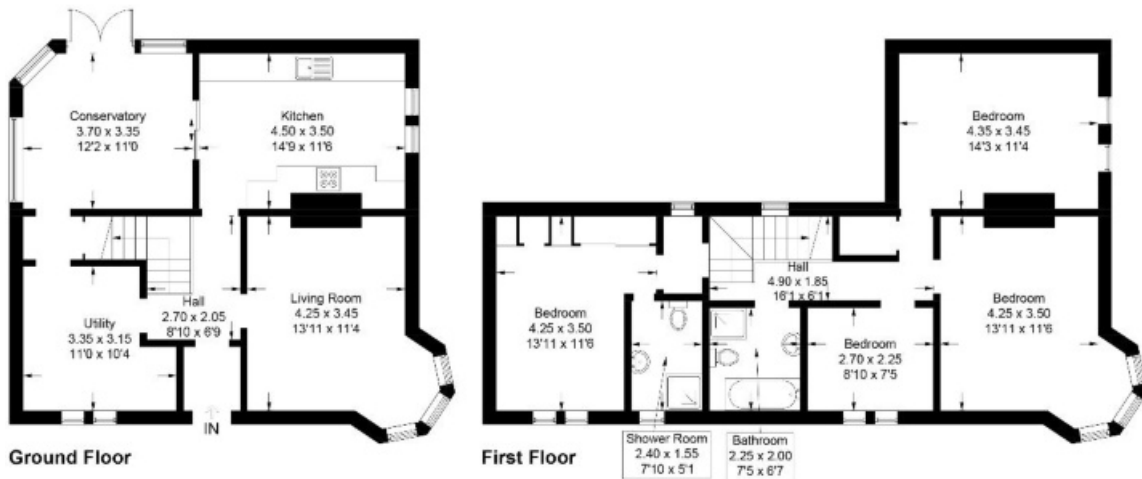


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (1071117)

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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.