

Galashiels

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CULLEN KILSHAW
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3 Overlangshaw Cottages, Galashiels

TD1 2PE

Offers Over £220,000



3 Overlangshaw Cottages is a stunning terraced cottage, with arguably some of the best panoramic views in the Scottish Borders. This property is ideal for anyone looking for a rural yet easily accessible location, due to its proximity to the A7, A68 and railway stations at Tweedbank, Galashiels and Stow. Overlangshaw is a friendly community with a local farm shop and a school bus running to Melrose Primary School and Earlston High School. The property boasts an abundance of attractive and additional features which really must be viewed in person to fully appreciate. The accommodation comprises: Vestibule, hall, lounge, dining kitchen, master bedroom with en-suite shower room, two further double bedrooms and bathroom. Externally there is a large garden to the rear with patios and summerhouse and a smaller garden to the front.



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Vestibule
Hall
Lounge
Dining Kitchen
Master Bedroom with En-Suite Shower Room
Two Further Double Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing
Superfast FTTP Broadband

Garden to Front & Rear
Summerhouse
Two Greenhouses
Two Sheds



Location

The property enjoys a pleasant rural setting, just above the small rural hamlet of Langshaw, which lies some 3 miles distant from the nearby town of Galashiels. It benefits from stunning open outlooks over the surrounding countryside yet is easily accessible to nearby towns. 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. White goods are not included.

Services

Mains water and electricity, private drainage with septic tank. Oil fired central heating, LPG gas fire in lounge, double glazing, superfast FTTP broadband.

EPC

F

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

Vacant possession, early entry can be given.



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

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Annan, Tel 01461 202 866/867



3 Over Langshaw Cottages, Galashiels

Approximate Gross Internal Area = 106.7 sq m / 1148 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1098172)

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.