

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Bluebell Lane, Galashiels

TD1 2NA

Guide Price £140,000



Located within a popular residential area, set towards the outskirts of Galashiels with good public transport links into the town centre and railway station, this is a well-proportioned mid-terraced home. The property would benefit from a degree of modernisation, but is presented in good order and offers great potential to form an ideal family home in a great location. Boasting a bright lounge with patio doors leading to the garden, dining kitchen with French doors, three bedrooms, shower room, separate WC, great storage space and a lovely garden to the rear. Early viewing recommended.



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Split Level Hall
Lounge
Dining Kitchen
Three Bedrooms
Shower Room
Separate WC

Gas Central Heating
Double Glazing

Garden to Rear
Shed
Greenhouse
External Store



Location

Situated on the Gala Water in rolling Borders countryside, 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.

Services

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

EPC

C

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

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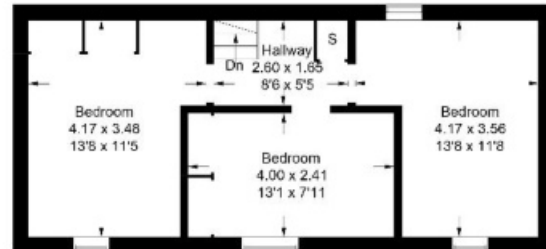
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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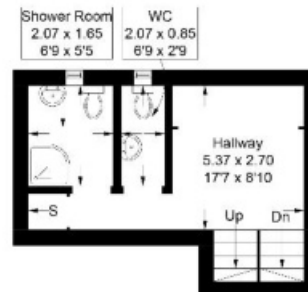


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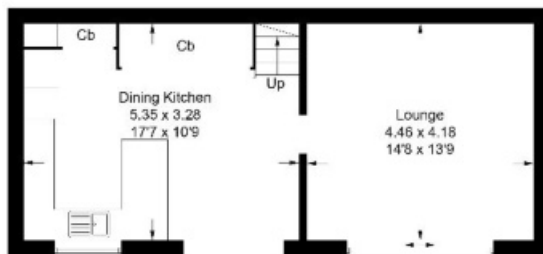
Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft



Second Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1104886)

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.