

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 6 Annfield Gardens, Galashiels, TD1 3DE

**Offers Over £245,000**



6 Annfield Gardens is a beautifully kept detached dwelling which is located within a quiet cul de sac of similar quality housing, close to the highly regarded St Peter's Primary School and within comfortable reach of most amenities. The layout is well planned and surprisingly spacious, with the lounge positioned to the rear enjoying outlooks over the garden, a well appointed kitchen fitted out with an excellent range of units, three comfortably sized bedrooms (one of which is en-suite) and a family bathroom. This property would perfectly suit those searching for an easily managed home which is ready to move into. Of particular note are the well tended gardens which have been well planned for ease of maintenance, with the rear garden being fully enclosed and exceptionally private, providing the perfect environment for children and/or pets. There is also the added benefit of a monoblock drive ensuring there is very convenient private parking.



# 6 Annfield Gardens, Galashiels, TD1 3DE

Offers Over £245,000

Ground Floor  
Entrance Hall  
Downstairs WC  
Lounge/Dining Room with patio doors to the rear  
Well equipped Kitchen

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

Gas Central Heating  
Double Glazing

Exceptionally well kept gardens  
Monoblock Driveway



### 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, bowling, 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

C

### 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  
Phone: 01896 758311  
Fax: 01896 758112  
Email: gala@cullenkilshaw.com

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

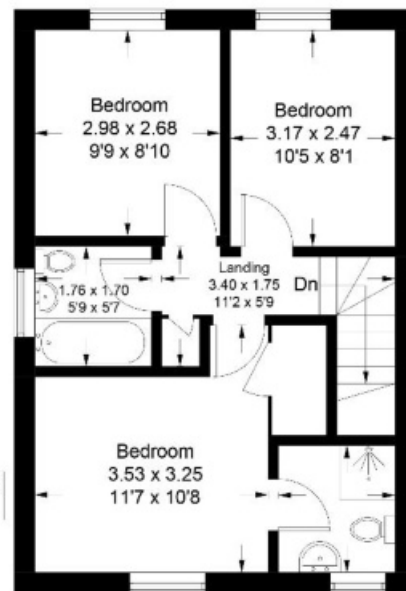


**6 Annfield Gardens, Galashiels, TD1 3DE**

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (I01114239)

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.