

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Oatlands House, 15 Parsonage Road, Galashiels, TD1 3HS

Guide Price £450,000



Oatlands House is a stunning Victorian dwelling forming part of a sympathetic conversion providing two properties with Oatlands House retaining the majority of the principal rooms along with a wealth of period features including ornate cornicing, shuttered windows, and marble fireplaces in both public rooms. Presented in excellent order throughout, this home is full of character and boasts an extremely generously proportioned layout with the two public rooms being of particular note, one with direct access into the well planned kitchen, whilst upstairs there are four large double rooms and a well appointed bathroom. The property is situated in a highly sought after area, tucked away enjoying an extremely private setting, yet very well placed for the nearby highly regarded St Peter's Primary School and also just a short walk from Galashiels Academy. Externally there are approximately two thirds of an acre of landscaped gardens including terraced lawns (formerly tennis courts) which are fully enclosed providing a safe environment for children and/or pets. A car port and driveway ensure there is ample private parking.



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Ground Floor
Entrance Vestibule
Reception Hall
Drawing Room
Sitting Room/Dining Room
Family Kitchen
Rear Porch with WC

First Floor
Spacious Landing
Four Double Bedrooms
Bathroom

Cellar with two storage rooms & wine cellar

Gas Central Heating

Set amidst 2/3 acre of beautifully landscaped gardens
Car Port & 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. Single Glazing. Gas Central Heating.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

G

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

Also At:
Galashiels, Tel 01896 758 311
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Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 244 sq m / 2626 sq ft
Basement = 54 sq m / 581 sq ft
Total = 298 sq m / 3207 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (1123292)

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.