

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**10 Hayward Drive,  
Galashiels, TD1 3JB**

**Guide Price £325,000**



Located in one of the most sought after areas of Galashiels, this attractive detached property is tucked away in the corner of this quiet cul de sac enjoying an excellent degree of privacy. The property has been upgraded and modernised throughout to a high standard by the present owner, with the large open plan lounge/dining room and kitchen being of particular note and creating a real focal point of the home. This beautiful room is positioned on the first floor, as are two of the bedrooms and the bathroom, whilst downstairs there are two further bedrooms with one boasting an en-suite shower room. As this property is so well presented, it is truly ready for someone to move into, and would perfectly suit those searching for a flexible and easily managed family home. Outside, there are good sized gardens which wrap around the property and include a summerhouse, whilst a large drive and garage ensure there is ample private parking.





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Ground Floor  
Entrance Hall  
Two Double Bedrooms (one en-suite)  
Downstairs WC

First Floor  
Spacious open plan Lounge/Dining Room and Kitchen  
Two Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing  
Solar Panels

Good sized private gardens surrounding the property  
Summerhouse  
Garage & large drive





### 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. The property also has the benefit of solar panels.

### EPC

C

### Viewings

By appointment with the Selling Agent

### Council Tax Band

F

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

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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  
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Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 139.2 sq m / 1498 sq ft  
(Including Garage)

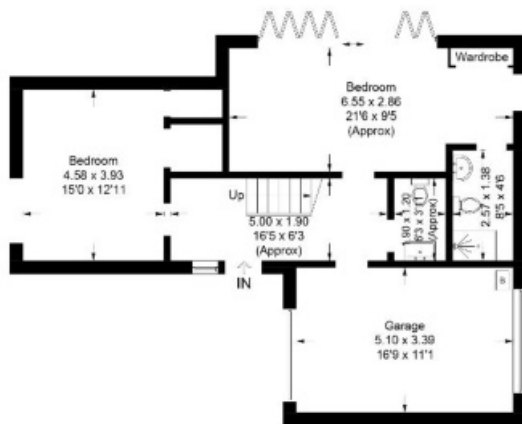


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (1D1123802)

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.