

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Hillview, Oatlands Terrace, Galashiels, TD1 3DB

**Guide Price £355,000**



Located in one of the most sought after areas of Galashiels, this attractive detached property enjoys an elevated position with superb views out over the town and beyond. The generously proportioned accommodation boasts a flexible and well planned layout; featuring two public rooms as well as a sun room at ground level, a well appointed dining kitchen and a handy utility room. Upstairs, there are five spacious bedrooms and a family bathroom. The entire property is presented in very good order throughout; providing a well maintained and easily managed family home which is ready to move into. Externally, there are generous gardens surrounding the house with the rear garden especially large and backing onto fields at the rear ensuring it has a good degree of privacy. A garage and driveway provide convenient off street parking.



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Ground Floor  
Entrance Vestibule  
Hallway  
Lounge  
Sun Room  
Sitting Room  
Dining Kitchen  
Utility Room

First Floor  
Five Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Generous gardens  
Garage & 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

F

### 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
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 167.6 sq m / 1804 sq ft

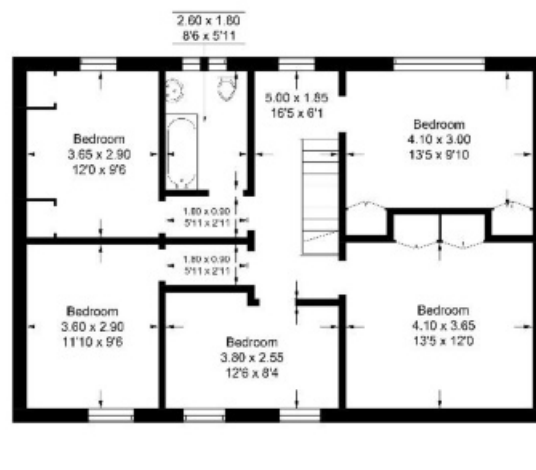
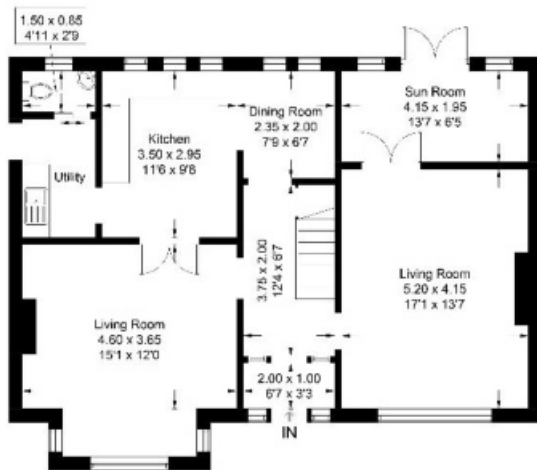


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126238)

Full members of:



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