

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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26 Forest Gardens, Galashiels

TD1 1JX

Guide Price £220,000



Located within one of the most sought after areas of Galashiels, 26 Forest Gardens is a beautifully presented and extremely well-maintained semi-detached family home. Ideally placed for easy access to the town centre, railway station, good local amenities and schools. The property has been successfully extended to the rear by the current owners to add to the already spacious accommodation and this area can be utilised to suit different requirements. The accommodation comprises: Hall, Lounge, Dining Area, Kitchen, Family Room, Utility Area, Shower Room, Three Double Bedrooms and Bathroom. Externally there is a generous garden to the front, side and rear with a raised decking area and two sheds. Viewing of this lovely property is essential to fully appreciate all it has to offer.



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Hall
Lounge/Dining Room
Kitchen
Family Room
Utility Area
Shower Room
Three Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden Front & Rear



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, electricity and gas. Gas central heating, double glazing.

EPC

D

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

Also At:

Galashiels, Tel 01896 758 311
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26 Forest Gardens, Galashiels

Approximate Gross Internal Area = 121.1 sq m / 1303 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1161581)

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.