

Galashiels

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3 Abbotsknowe, 52 Abbotsford Road, Galashiels

TD1 3HP

Guide Price £235,000



Set within around two acres of mature and well-maintained garden grounds, Abbotsknowe is an impressive former detached mansion house, converted into three dwellings in previous years. Number 3 is a well-proportioned end-terraced property, arranged over two floors and full of original features. Located in a very sought-after area, just a short walk to St Peter's Primary School, the town centre and railway station. The accommodation comprises: Entrance hall, lounge, kitchen, pantry, inner hall, master bedroom with en-suite shower room, two further bedrooms and bathroom. Externally there is a generous shared garden, shared driveway, detached stone-built garage and private parking.



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Hall
Lounge
Kitchen
Pantry
Inner Hall
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Bathroom

Gas Central Heating

Generous Shared Garden Grounds
Detached Garage
Private Parking



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, gas and electricity. Gas central heating.

EPC

D

Council Tax Band

D

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Flat 3, Abbotsknowe, 52 Abbotsford Road, Galashiels

Approximate Gross Internal Area = 133.1 sq m / 1433 sq ft

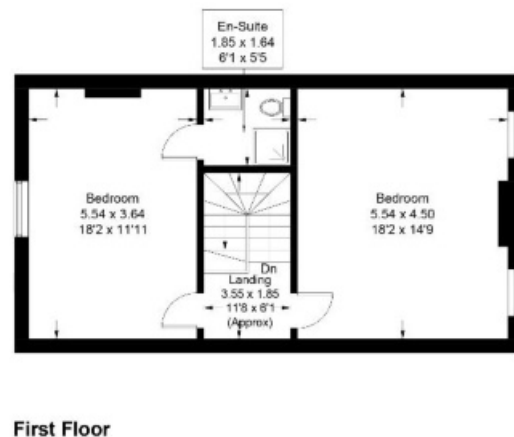


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