

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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30 Rosebank Place, Galashiels

TD1 1HG

Guide Price £165,000



30 Rosebank Place is a charming mid-terraced family home, located within a quiet and peaceful cul-de-sac which is only a short walk to the town centre and railway station. Presented in good order throughout, the accommodation comprises: vestibule, spacious lounge, well-equipped kitchen, dining area with patio doors leading to the garden, three bedrooms and a bathroom. Externally, there is a small area of garden to the front, with a larger area to the rear with two sheds and lovely views over Galashiels. The property benefits from a private parking space as well as visitor parking spaces. The perfect home for those seeking a peaceful yet highly convenient location. Early viewing recommended.



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Vestibule
Lounge
Kitchen
Dining Area
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Stairlift

Small Garden to Front
Enclosed Garden to Rear
Two Sheds
Private Parking Space
Visitor 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. The stairlift can be included in the sale, if required, by separate negotiation.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing, stairlift.

EPC

C

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



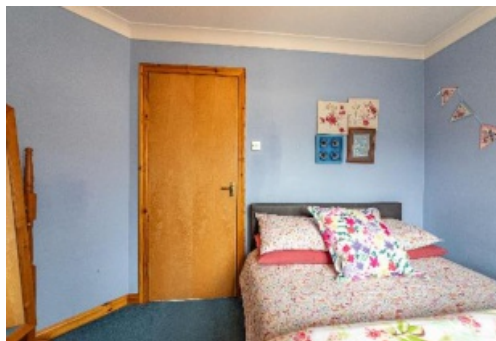
Interested in this property?
Call 01896 758311

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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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Annan,	Tel 01461 202 866/867



30 Rosebank Place, Galashiels

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft

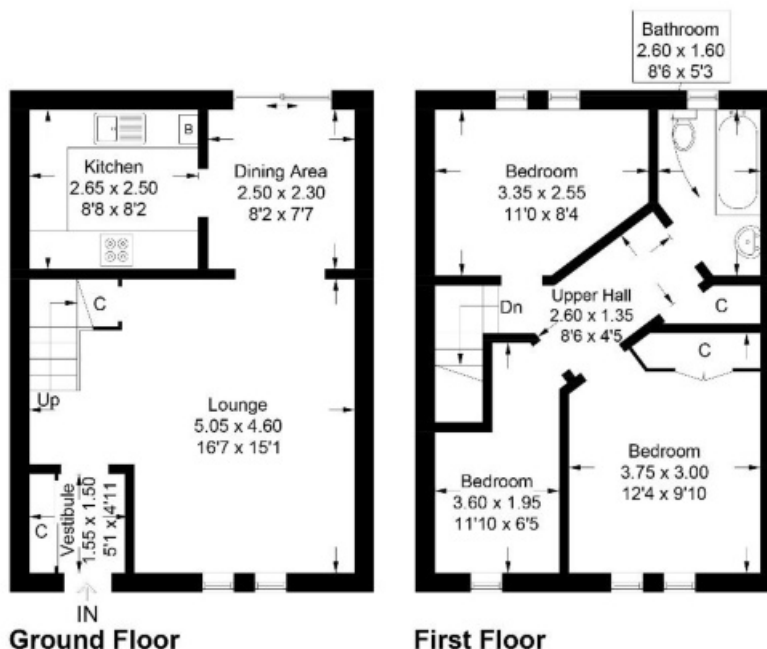


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180312)

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.