

Galashiels

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**Upper Craigpark
House, Craigpark
Gardens,
Galashiels, TD1 3HZ**
Guide Price £265,000



Upper Craigpark House is a substantial first and upper floor dwelling forming part of a large detached property, located in a sought after area of Galashiels. It is tucked away from view enjoying a good degree of privacy, and is accessed via an impressive entrance porch/sun room. Also of particular note is the open plan dining hall, which leads off to all of the accommodation, boasting lots of traditional features and providing an extremely well proportioned family home. Outside, there is a private area of garden and a driveway. It should be noted that works have been ongoing in the main bedroom at first floor level to repair dry rot affecting the floor. The home report value reflects this however the asking price has been lowered to below this level to accommodate any cosmetic works that may be required going forward.



Upper Craigpark House, Craigpark Gardens, Galashiels, TD1 3HZ

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First Floor:
Entrance Porch/Sun Room
Dining Hall
Lounge
Dining Kitchen
Two Bedrooms
Bathroom

First Floor:
Two Bedrooms
Study
Shower Room

Gas Central Heating

Private area of garden
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, 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. Located within a quiet cul de sac in the highly desirable Craigpark Gardens, this surprisingly spacious semi-detached property enjoys a lovely setting with views of the three hills of Gala, Ladhope and Meikle. Situated only a few minutes' walk from Galashiels Academy, and from two primary schools, it is also only a 5 minute walk to ASDA and Tesco, and less than 10 minutes' walk to the centre of Galashiels and to the transport interchange.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. It should be noted that works have commenced to repair dry rot affecting the floor in the main bedroom at first floor level.

Services

Mains drainage, water and electricity. Gas central heating.

EPC Rating

D

Council Tax Band

D

Viewings

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
Jedburgh,	Tel 01835 863 202
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Upper Flat, Craigpark House, Galashiels, TD1 3HZ

Approximate Gross Internal Area = 201.9 sq m / 2173 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID943902)

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.