

Galashiels

Call 01896 758311



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SOLICITORS & ESTATE AGENTS

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17 John Collins Crescent, Galashiels, TD1 2FA

Guide Price £315,000



17 John Collins Crescent is a substantial detached modern house located in a sought after development on the outskirts of Galashiels. This impressive property boasts one of the larger layouts in the area, offering flexible accommodation with two spacious public rooms and a large dining kitchen that features patio doors leading to a well maintained rear garden. With the option of four or five bedrooms, this home is adaptable to your needs and is presented in immaculate condition, ready for you to move in. Enjoy the benefits of solar photovoltaic panels, fully enclosed gardens designed for low maintenance with a newly laid patio, a detached garage, and convenient pull-in parking. This is a perfect opportunity for those seeking a modern family home in a desirable location.



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Ground Floor:
Entrance Hallway
Lounge
Dining Kitchen with patio doors to the rear
Utility Room
Fifth Bedroom/Study
Downstairs WC

First Floor:
Master Bedroom with En-Suite
Three Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Fully enclosed gardens
Garage
Drive



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.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Gas central heating. The property also benefits from photovoltaic solar panels.

EPC Rating

B

Council Tax Band

F

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



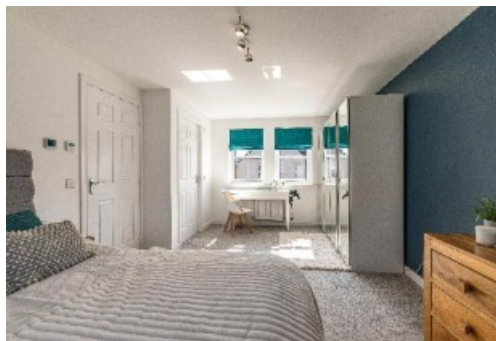
Interested in this property?
Call 01896 758311

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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
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 140.8 sq m / 1515 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186713)

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.