

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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26 Glenfield Crescent, Galashiels, TD1 2AR

Guide Price £230,000



This stunning semi-detached 3-bedroom property is located in a highly sought after area of Galashiels, just a short stroll from the town centre. This home has been meticulously refurbished to an excellent standard, featuring a contemporary kitchen complete with a stylish centre island, perfect for casual dining, whilst the lounge to the front is well lit by a large window and boasts a wood burning stove. The master bedroom offers the luxury of an en-suite, while a separate bathroom on the ground floor adds convenience. There is a generous, fully enclosed rear garden, ideal for outdoor activities or relaxation. With a spacious driveway accommodating up to 3 vehicles and a versatile garage that can serve as a studio or home office, this property is a perfect blend of comfort and functionality.



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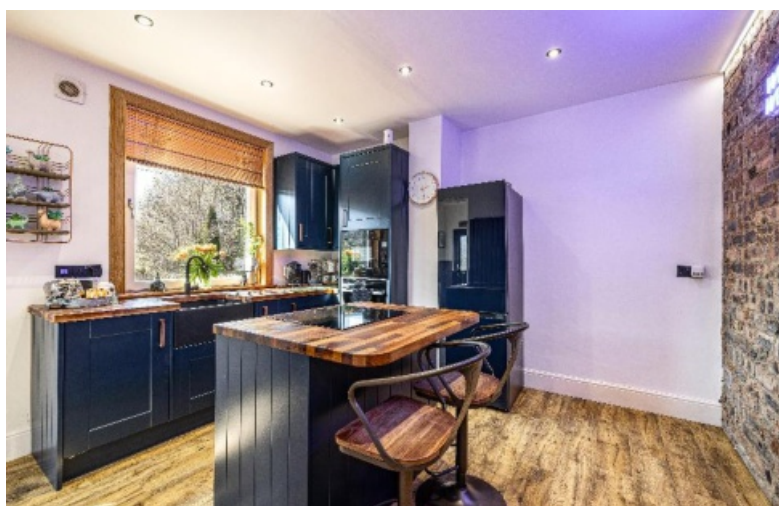
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Ground Floor:
Entrance Hallway
Lounge
Kitchen
Rear Hall
Downstairs Bathroom

First Floor:
Master Bedroom with En-Suite
Two Further Bedrooms

Gas Central Heating
Double Glazing

Fully enclosed gardens
Garage/Studio
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. Double Glazing.

EPC Rating

D

Council Tax Band

D

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



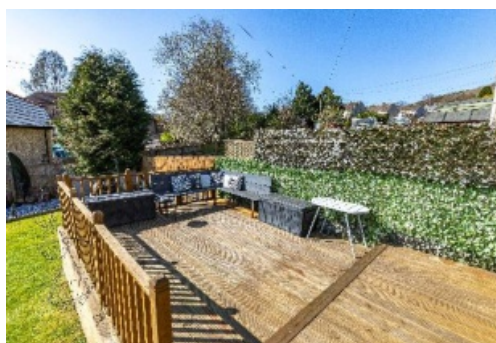
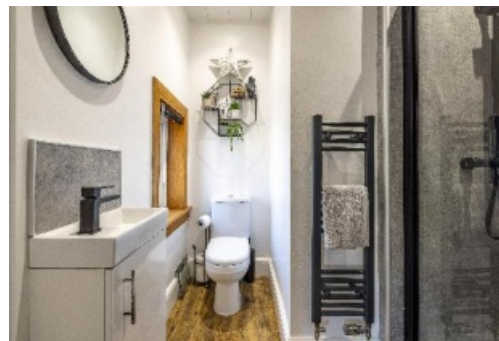
Interested in this property?
Call 01896 758311

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Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

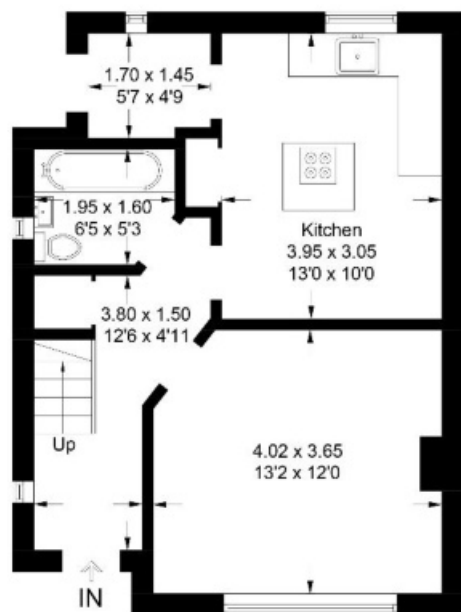
Also At:

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Melrose, Tel 01896 822 796
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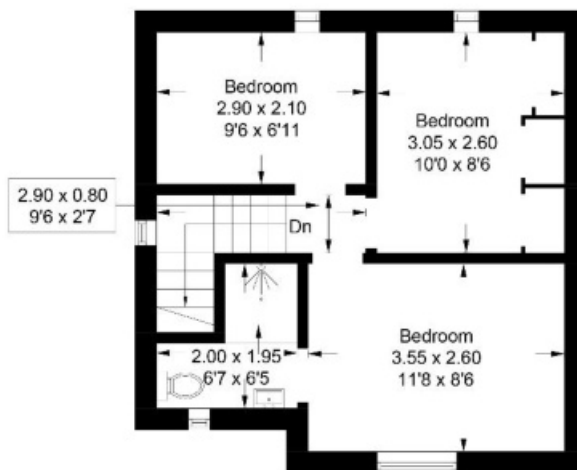


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Approximate Gross Internal Area = 73.1 sq m / 787 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186559)

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.