

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14 Whin Court, Galashiels, TD1 2DP

Guide Price £135,000



Tucked away enjoying a peaceful setting, this attractive terraced property is ideally suited to those searching for a starter family home in a popular area of town. The layout is very well proportioned, featuring a spacious dining kitchen with patio doors out to the rear, with the lounge also positioned to the rear overlooking the garden and enjoying a lovely private aspect. There are two generous double bedrooms and a well appointed bathroom. The property is presented onto the market in good order throughout, is easily managed and has plenty of storage space. Outside, the enclosed rear garden enjoys an excellent degree of privacy.



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Ground Floor:
Entrance Hall with large cupboard
Lounge
Dining Kitchen with patio doors to the rear

First Floor
Two Generous Double Bedrooms
Bathroom

Private enclosed garden to the rear



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. There is a stairlift currently fitted within the property (ideal for anyone with mobility issues) which is being included in the sale.

Services

Mains drainage, water and gas. Double Glazing. Gas Central Heating. There is a common factor charge of approximately £97 per annum for the upkeep of the surrounding green spaces.

EPC Rating

D

Council Tax Band

A

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

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

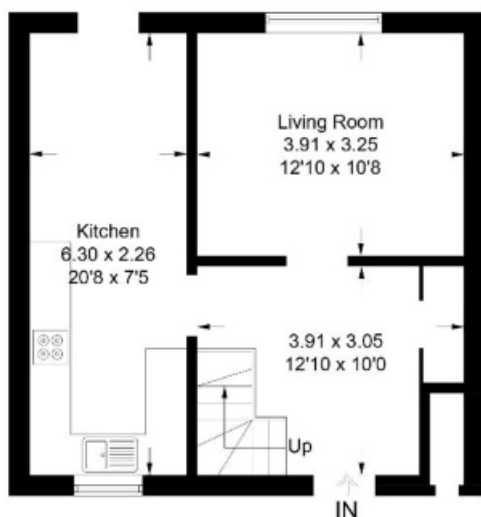
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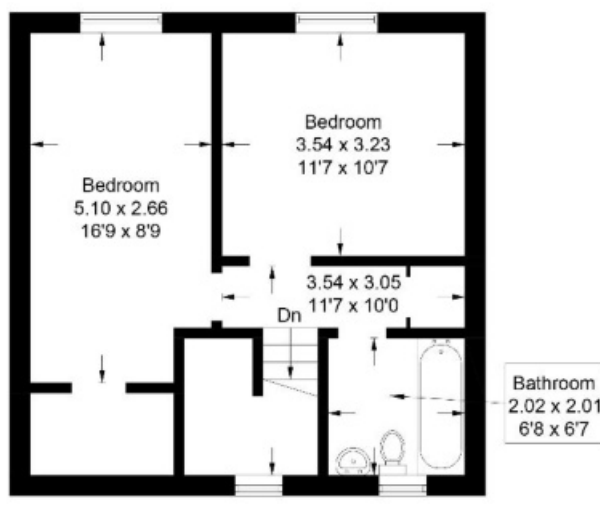


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Approximate Gross Internal Area = 81.0 sq m / 872 sq ft
(Excluding External Store)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (1D1202017)

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.