

**Galashiels**

Call 01896 758311



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## 2 Over Langshaw Cottages, Galashiels

TD1 2PE

**Guide Price £240,000**



Nestled within the peaceful hamlet of Over Langshaw, this is an impressive terraced cottage, offering stunning, uninterrupted views over rolling Borders countryside. Perfect for those seeking a tranquil rural setting without compromising on connectivity, the property benefits from excellent transport links via the A7 and A68, as well as nearby railway stations in Tweedbank, Galashiels, and Stow. The cottage is part of a welcoming rural community, complete with a local farm shop and convenient school bus services to Melrose Primary and Earlston High School. The accommodation comprises: Front porch/sun room, hall, lounge with wood burner, central hall, breakfasting kitchen, rear hall, shower room, three double bedrooms and bathroom. Externally, the property enjoys a generous rear garden with shed and outbuildings in addition to a smaller area of garden to the front. Brimming with charm and enhanced by a number of appealing features, the home truly needs to be seen to be fully appreciated.



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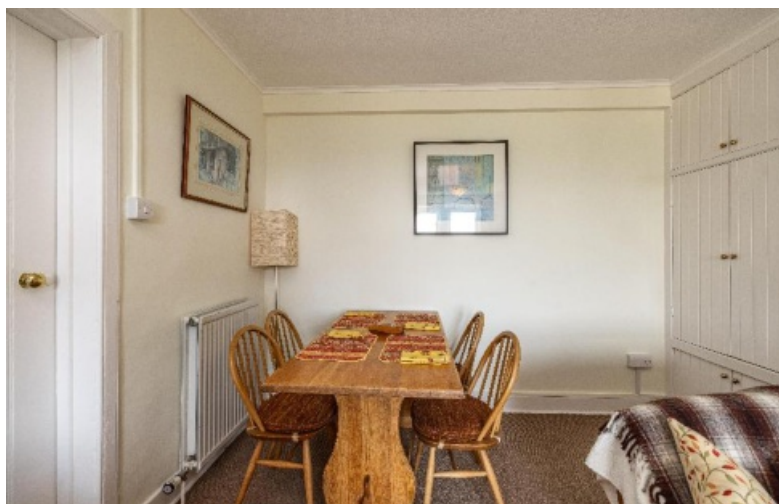
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Front Porch/Sun Room  
Hall  
Lounge with wood burner  
Central Hall  
Breakfasting Kitchen  
Rear Hall  
Shower Room  
Three Double Bedrooms  
Bathroom

Oil Fired Central Heating  
Double Glazing

Generous Garden to Rear  
Further Garden to Front



### 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.

### Services

Mains drainage, water, electricity and gas. Oil fired central heating, double glazing.

### EPC

D

### Council Tax Band

C

### Viewing

Strictly 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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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft

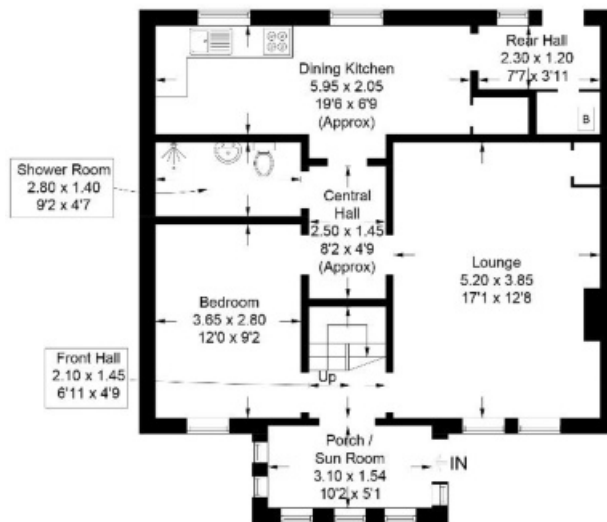


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204718)

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.