

Galashiels

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SOLICITORS & ESTATE AGENTS

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Willowbank, Redburn, Peebles Road, Galashiels

TD1 1TH

Offers Over £330,000



Willowbank enjoys an enviable setting just outside the town of Galashiels, set off the main road enjoying quick and easy access into town and to routes outwith, with all the benefits of a lovely countryside setting but accessible for many of the surrounding amenities and facilities. The accommodation is spacious and well planned with an adaptable layout, featuring a large lounge/dining room overlooking the gardens in addition to a spacious dining kitchen which creates a real focal point of the home. There are four comfortably sized bedrooms, one of which is en-suite and there is a well appointed main bathroom. The gardens are a real feature, extending some way around the property and tapering off as it follows Red Burn, boasting an excellent degree of privacy and the perfect environment for family, whilst to the front there is a large drive providing ample parking as well as an integral garage. Properties of this type are a rare find hence early viewing comes highly advised.



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Accommodation:

Vestibule

Hallway

Lounge/Dining Room with stove

Dining Kitchen

Utility Room

Master Bedroom with En-Suite & fitted wardrobes

Three Further Bedrooms (all with fitted wardrobes)

Bathroom

Generous Gardens

Large Driveway

Integral Garage

Gas Central Heating

Double Glazing



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 fitted carpets, kitchen fittings and bathroom fittings. There are fitted wardrobes in each bedroom.

Services

Mains water, drainage to septic tank, gas, and electricity. Gas Central Heating. Double Glazing. The property also benefits from solar panels.

EPC Rating

C

Council Tax Band

E

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

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 = 160.8 sq m / 1731 sq ft
(Including Garage)

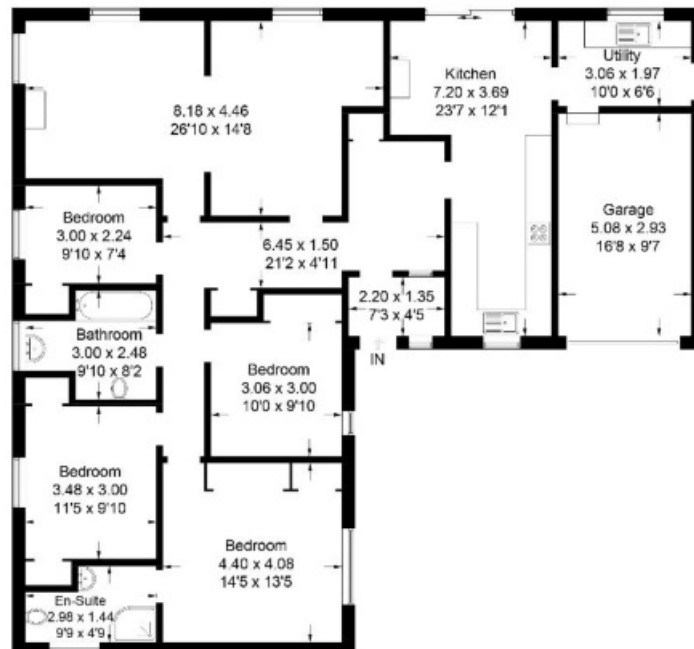


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (1D1214253)

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.