

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Paddock House, 22 Hayward Drive, Galashiels

TD1 3JB

Guide Price £525,000



A rare opportunity to acquire this striking detached eco-friendly home, designed with modern living and sustainability in mind. Situated in a sought-after location on the outskirts of Galashiels, this spacious and stylish property offers a perfect blend of comfort, efficiency and breathtaking surroundings. Boasting four generous bedrooms, three bathrooms and two elegant living rooms, the home is perfectly suited to growing families or those seeking flexible living space. A standout feature is the private balcony, ideal for relaxing while taking in the beautiful open countryside views. The property also benefits from a large garden room, integrated garage and a substantial driveway providing ample off-street parking for multiple vehicles. Outside, enjoy the landscaped garden space, designed to be low-maintenance and ideal for both entertaining and everyday family use. This exceptional property must be viewed to be fully appreciated. Early viewing is highly recommended.



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Vestibule
Hall
Lounge
Sitting Room
Dining Kitchen
Utility Room
Wet Room
Large First Floor Landing
Master Bedroom with En-Suite & Roof Terrace
Three Further Double Bedrooms
Bathroom

Double Glazing
Under Floor Heating

Low Maintenance Garden
Large Private Driveway
Integral Garage
Large Garden Room



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. Under floor heating, double glazing.

EPC

B

Council Tax Band

G

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

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



Paddock House, Hayward Drive, Galashiels

Approximate Gross Internal Area = 232.0 sq m / 2497 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1219652)

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.