

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Langhaugh Crescent, Galashiels

TD1 2AX

Guide Price £220,000



12 Langhaugh Crescent is a spacious three-bedroom terraced home located in a rarely available and highly sought-after part of Galashiels, where properties seldom come to the open market. Extended to the front, the property offers excellent versatility with a generous layout comprising a welcoming hall, lounge, additional sitting room, dining room, kitchen and a convenient ground floor shower room. Upstairs, there are three bedrooms and a large family bathroom with a separate shower enclosure. The property benefits from generous gardens to both the front and rear, with potential to create off-street parking to the front, subject to the necessary consents. There is also the added advantage of a single garage located in adjacent Langhaugh Lane. Galashiels itself is a thriving Borders town offering a wide range of shops, restaurants, leisure facilities, highly regarded schooling and excellent transport links, including the Borders Railway providing easy access to Edinburgh. Early viewing is strongly advised.



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Hall
Lounge
Sitting Room
Dining Room
Kitchen
Shower Room
Three Bedrooms
Bathroom with Separate Shower Enclosure

Gas Central Heating
Double Glazing

Garden Front & Rear
Shed
Single Garage



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. The appliances in the kitchen are included in the sale and will not be removed by the seller.

Services

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

EPC

C

Council Tax Band

D

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
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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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12 Langhaugh Crescent, Galashiels

Approximate Gross Internal Area = 126.0 sq m / 1356 sq ft

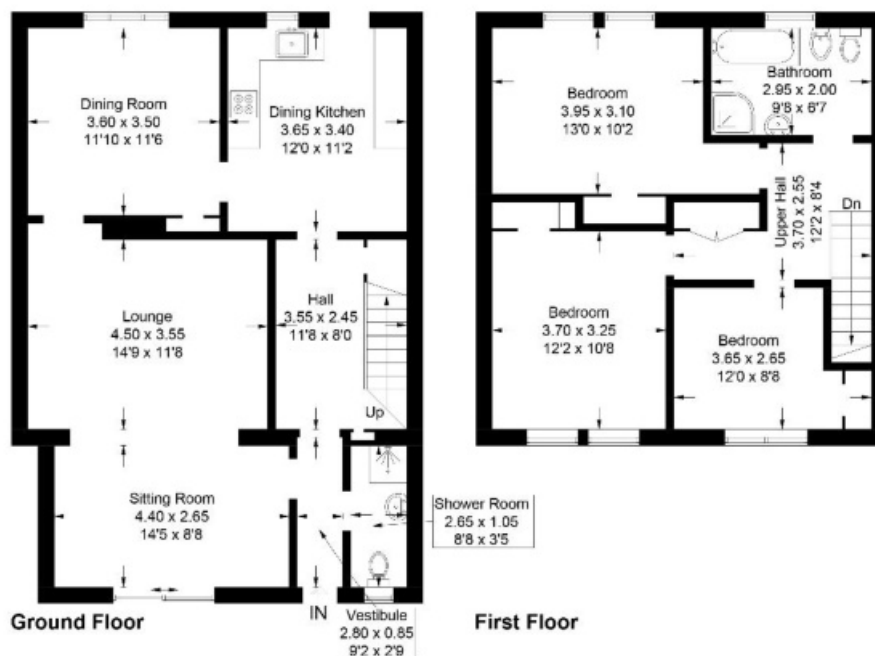


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251212)

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.