

Galashiels

Call 01896 758311



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1 Tweed Grove, Galashiels

TD1 3EX

Guide Price £260,000



1 Tweed Grove is an immaculate detached bungalow situated in a rarely available and exceptionally quiet residential area of Galashiels. Designed by Fjordhus, this beautifully maintained home offers a thoughtfully laid out interior featuring a vestibule, hall, lounge, dining kitchen, utility room, master bedroom with en-suite shower room, two further bedrooms and a modern shower room. The small, low-maintenance garden provides an ideal spot to enjoy the sun without the upkeep of a larger plot, while the integral garage and driveway provide convenient off-street parking. Finished to a high standard with quality fittings throughout, this property would perfectly suit those seeking an easily managed, ground floor home - whether downsizers, retirees or professionals requiring peace and comfort in a prime location.



1 Tweed Grove, Galashiels

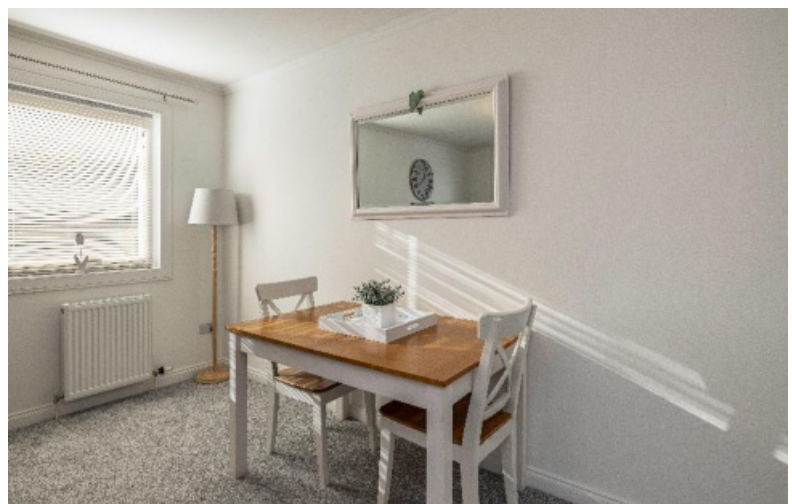
TD1 3EX

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Vestibule
Hall
Lounge
Dining Kitchen
Utility Room
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Small Easy Maintenance Garden
Garage
Drive



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. Gas central heating, double glazing.

EPC

C

Council Tax Band

E

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

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Annan,	Tel 01461 202 866/867
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Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft
(Excluding Garage)

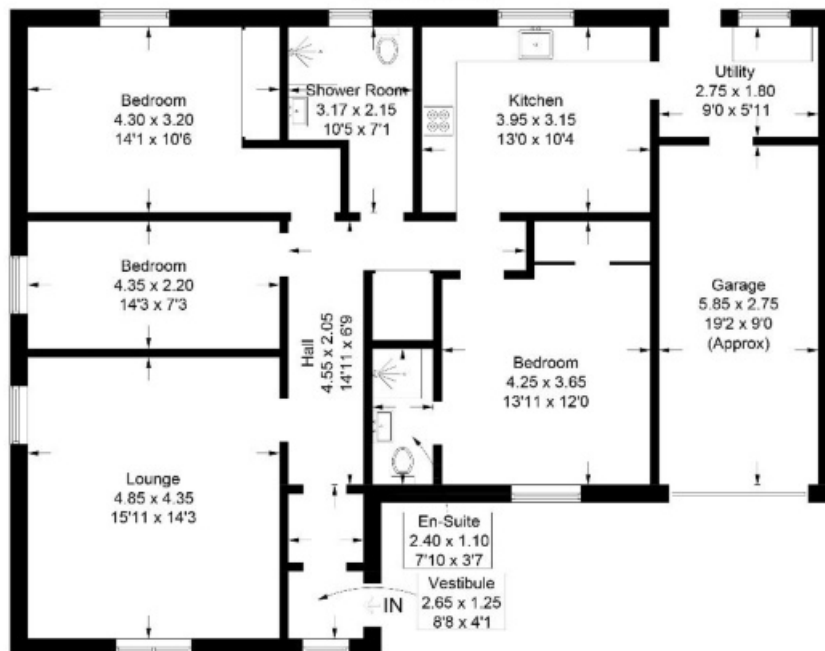


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253382)

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.