

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 John Collins Crescent, Galashiels

TD1 2FA

Guide Price £260,000 - TBC



Enjoying a peaceful and private setting on the edge of the ever-popular Melrose Gait development, this superb detached home is presented in truly immaculate condition and offers flexible accommodation ideal for modern family living. The property features four bedrooms, three bathrooms and three public rooms, further enhanced by a garage, private driveway and an easily maintained private garden. Well-connected by public transport to the town centre and railway station, the property also enjoys a range of lovely walks right on the doorstep. Offering flexible living space in a peaceful setting, it combines everyday convenience with easy access to local amenities and the surrounding Borders countryside.



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Hall
Lounge
Dining Room/Sitting Room/Downstairs Bedroom
Dining Kitchen
Downstairs WC
Master Bedroom with En-Suite Shower Room
Three Further Double Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing
Solar Panels

Easily Maintained 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. Solar panels.

EPC

B

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
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:

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Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft

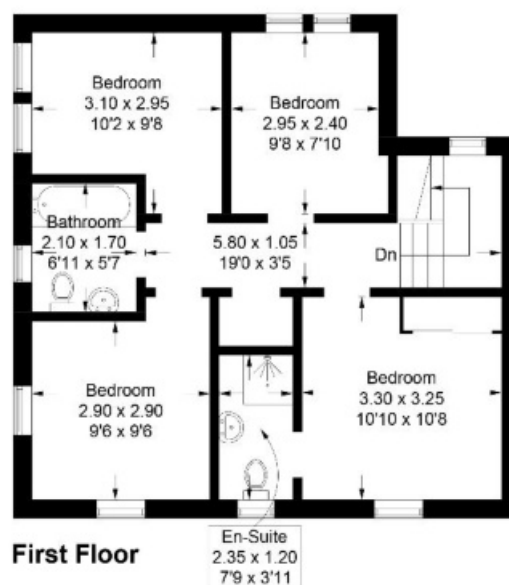
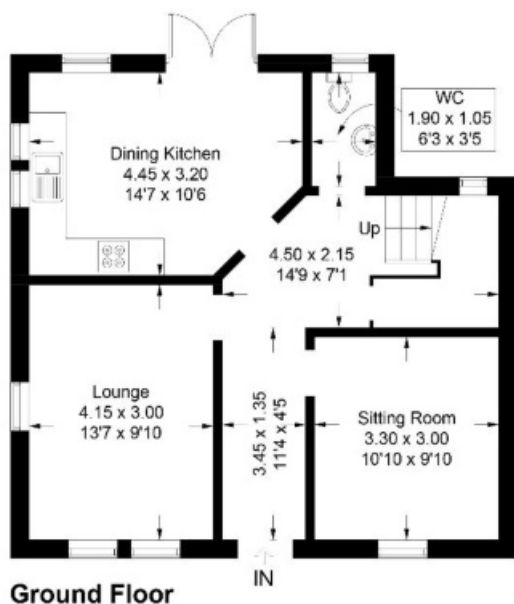


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1270878)

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.