

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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10 Glenfield Crescent, Galashiels, TD1 2AR

Guide Price £265,000



Situated in a desirable residential location, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, and those looking to upsize. The ground floor comprises a bright and generously proportioned living room, a modern kitchen/diner providing an excellent space for family meals and entertaining, and a stylish family bathroom featuring the added luxury of underfloor heating. Upstairs, the property offers two double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a single bedroom. The first floor also provides an abundance of cleverly concealed storage throughout, adding to the home's practicality. Externally, the property enjoys attractive front and rear gardens, a private driveway, and a single integral car garage providing ample off-street parking and additional storage. The enclosed rear garden is perfect for relaxing and entertaining, featuring a decked seating area directly outside the back door, generous garden grounds, and a fantastic garden room. Further enhancing the appeal of this excellent home are a new roof, offering improved energy efficiency and peace of mind for the new owner. Combining spacious accommodation, quality upgrades, excellent outdoor space, and versatile living, 10 Glenfield Crescent is a superb home presented in true move-in condition.



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Ground Floor:
Entrance Hall
Lounge
Dining Kitchen
Family Bathroom

First Floor:
Main Bedroom with En-suite
One further Double Bedroom
One Single Bedroom

Gas Central Heating
Double Glazing

Front & Rear Gardens
Garage
Driveway



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, gas and electricity. Gas central heating & Double glazing.

EPC

C

Council Tax Band

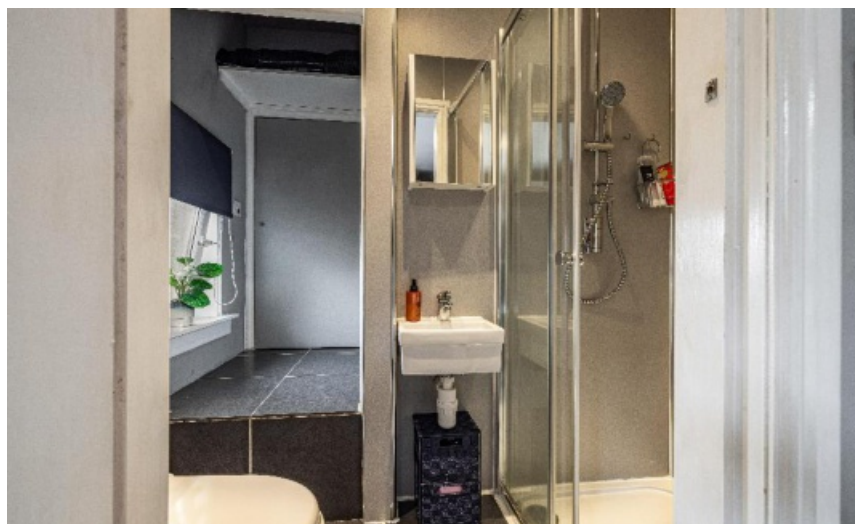
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Viewing

Strictly by appointment with the Selling Agent

Entry

By mutual agreement.



**Interested in this property?
Call 01896 758311**

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

Also At:
Galashiels, Tel 01896 758 311
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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
Tranent, Tel 01875 611211



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Approximate Gross Internal Floor Area: 68.0 m² ... 947 ft² (excluding storage, garden room)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PROPHOTO
COMPANY

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.