Galashiels
Call 01896 758311

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41 Tweed Crescent

Galashiels, TD1 3ED

Guide Price £145,000



Positioned within a highly sought after and peaceful residential area, this attractive three bedroom first floor flat enjoys a particularly quiet setting, tucked away in the corner and benefiting from a pleasant outlook. Accessed via its own private internal stair, the property offers spacious and well presented accommodation that is ideally suited to first time buyers, young families, or those seeking an easily managed home that is ready to move straight into. Inside, the generously proportioned layout includes a bright and welcoming lounge, a modern fitted kitchen, a contemporary bathroom, and three good sized bedrooms, providing flexible living space to suit a variety of needs. The accommodation has been thoughtfully maintained and offers a comfortable, move in ready home with broad appeal. A particular advantage of the property is the excellent outdoor space, with its own private enclosed garden offering a safe and enjoyable environment for children, pets, or outdoor entertaining. In addition, a private driveway provides convenient off street parking, adding further practicality to this appealing home. Combining a quiet position, spacious accommodation, modern facilities, and excellent private outdoor space, this is a fantastic opportunity to acquire a quality home within one of Galashiels' most desirable residential locations.



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Accommodation
Internal Stair
Hallway
Lounge
Kitchen
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private enclosed garden
Drive

Location
Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures & Fittings
The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services
Mains drainage, water and electricity. Double Glazing. Gas central heating.

EPC Rating
C

Council Tax Band
B

Viewings
By appointment with the Selling Agent

Entry
By mutual agreement









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Interested in this property?
Call 01896 758311

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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:

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
Tranent,	Tel 01875 611211







41 Tweed Crescent, Galashiels, TD1 3ED

Approximate Gross Internal Floor Area: 77.4 m² ... 834 ft²



Whilst every attempt 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

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.