

Galashiels

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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32 Mossilee Crescent, Galashiels

TD1 1LT

Guide Price £130,000



A well-proportioned end-terraced home situated in a popular residential area on the outskirts of Galashiels with stunning open countryside on the doorstep. The property offers spacious accommodation comprising a front porch, hallway, lounge, kitchen, rear hall, two double bedrooms, a box room and a shower room. Although some upgrading would be beneficial, this is reflected in the asking price. Externally, there are gardens to the front and rear. This attractive property will appeal to families, first-time buyers or anyone looking for a home with potential to add value and early viewing is highly recommended.



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Porch
Hall
Lounge
Kitchen
Rear Hall
Two Double Bedrooms
Box Room
Shower Room

Electric Heating
Double Glazing

Garden to Front & Rear



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 and electricity. Electric heating, double glazing.

EPC

E

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



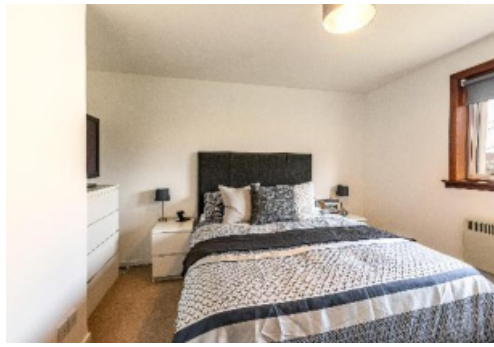
Interested in this property?
Call 01896 758311

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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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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 79.1 sq m / 851 sq ft

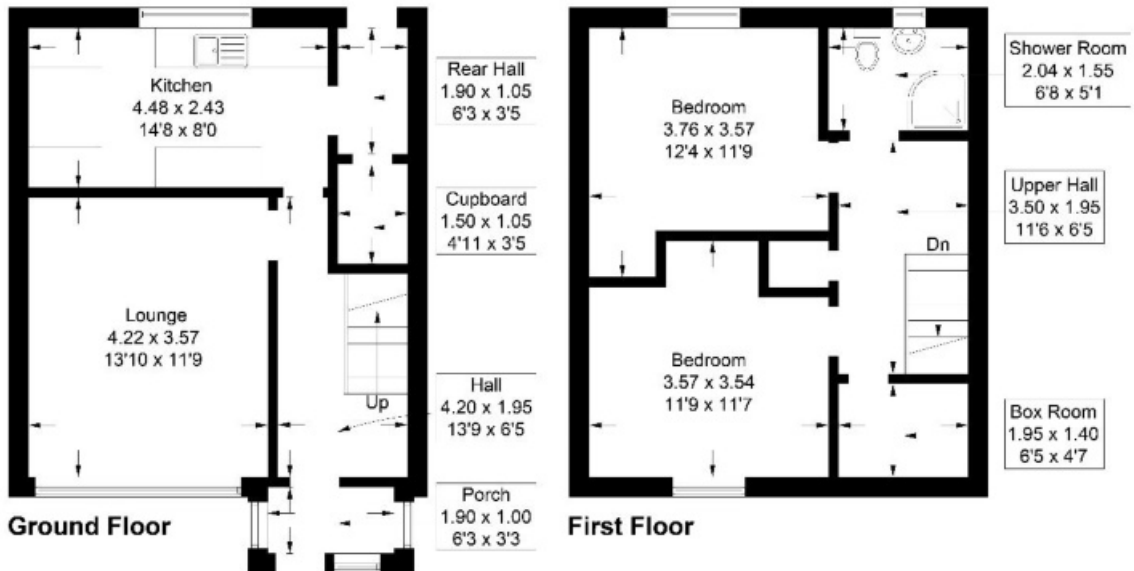


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1290914)

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.