

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Fjord Hus, 34a Melrose Road, Galashiels

TD1 2BZ

Guide Price £400,000



Positioned just off the popular Melrose Road yet tucked away from view, this energy efficient Fjord Hus offers a thoughtfully planned layout, superb gardens and modern comforts throughout. On entering the property, you are greeted by a seamless open plan space that maximises natural light and promotes effortless entertaining. The lounge flows into a contemporary kitchen and dining area, where a range of windows enjoy outlooks over the gardens. Patio doors extend the living space outdoors, creating an ideal setting for alfresco dining or relaxed summer evenings. Upstairs, the master bedroom suite is a standout. It features a spacious en-suite bathroom and a sheltered balcony that provides a private vantage point over the beautifully kept gardens. Additional bedrooms share access to family bathroom facilities, all finished to a high specification. Surrounding the home is an enclosed garden providing both safety and freedom for young ones or pets. A double garage plus driveway provides ample parking for several vehicles.



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Ground Floor:
Entrance Vestibule
Spacious Double Height Hall
Open Plan Lounge/Kitchen/Dining Area entering onto Veranda
Utility Room
Downstairs Bedroom
WC

First Floor
Master Bedroom with En-Suite & Balcony
Further Double Bedroom
Single Bedroom
Bathroom

Gas Central Heating
Double Glazing

Solar Panel Hot Water
Heat Recovery/Exchange Ventilation System

Large enclosed private gardens
Double Garage
Driveway



Location

Situated on the River Tweed 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. Gas central heating. Double Glazing. Solar panel hot water. Heat Recovery/Exchange Ventilation System.

EPC Rating

D

Council Tax Band

G

Viewings

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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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
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 173.0 sq m / 1862 sq ft
(Including Double Garage / Excluding Void)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230393)

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.