

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Lismore, Wylie's Brae

Galashiels, TD1 2BB

Guide Price £230,000



Rarely available and highly desirable, this detached property occupies an elevated plot within the prestigious Wylie's Brae area of Galashiels, commanding wonderful open views over the town and beyond. The accommodation is thoughtfully arranged and generously proportioned, with a bright lounge positioned to capture the outlook, a well appointed kitchen, bathroom, and two double bedrooms. One bedroom is further enhanced by a substantial floored attic room above - an adaptable space ideal for a variety of uses, from creative studio to home office. The surrounding gardens are of an excellent size, offering both privacy and potential, while the inclusion of a garage and dedicated parking ensures everyday practicality. A standout home in a location where opportunities seldom arise.



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Ground Floor
Entrance Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Large floored attic room, accessed via a staircase from one of the bedrooms, suitable for a variety of purposes

Enclosed gardens surrounding

Garage & Parking Space



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. Gas Central Heating. Double Glazing.

EPC Rating

D

Council Tax Band

E

Viewings

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

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| | |
|-------------|-----------------------|
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| Annan, | Tel 01461 202 866/867 |
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Lismore, Wylies Brae, Galashiels, TD1 2BB

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft

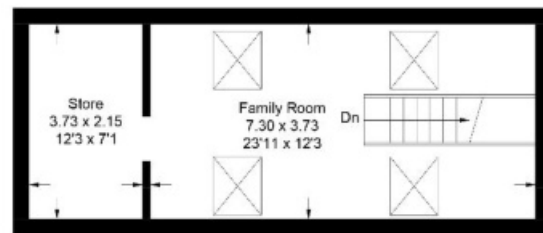


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280839)

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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.