

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Crinan, Waitknowe Terrace, Galashiels, TD1 3DZ

**Guide Price £210,000**



Crinan is a well proportioned detached bungalow which is located in a highly desirable area of Galashiels, tucked away enjoying a quiet cul de sac setting and a very good degree of privacy. Although the property does require some modernisation, it offers excellent potential; perfectly suited to those searching for an easily managed home on one level with scope to improve to ones own taste as desired. The lounge is particularly spacious and there is a useful conservatory to the rear which overlooks the gardens. Outside, there are generous gardens to the front, side and rear whilst a garage provides convenient off street parking. Properties in this area rarely become available so early viewing is highly advised.



# Crinan, Waitknowe Terrace, Galashiels, TD1 3DZ

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Accommodation  
Entrance Hall  
Lounge  
Kitchen  
Conservatory  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Gardens to front, side & rear  
Garage



### 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, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating. It should be noted that the central heating boiler is not in working order.

### EPC

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

E

### Entry

By mutual agreement



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

27 Market Street,  
Galashiels, TD1 3AF  
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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  
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



**Crinan, Waitknowe Terrace, Galashiels, TD1 3DZ**

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft

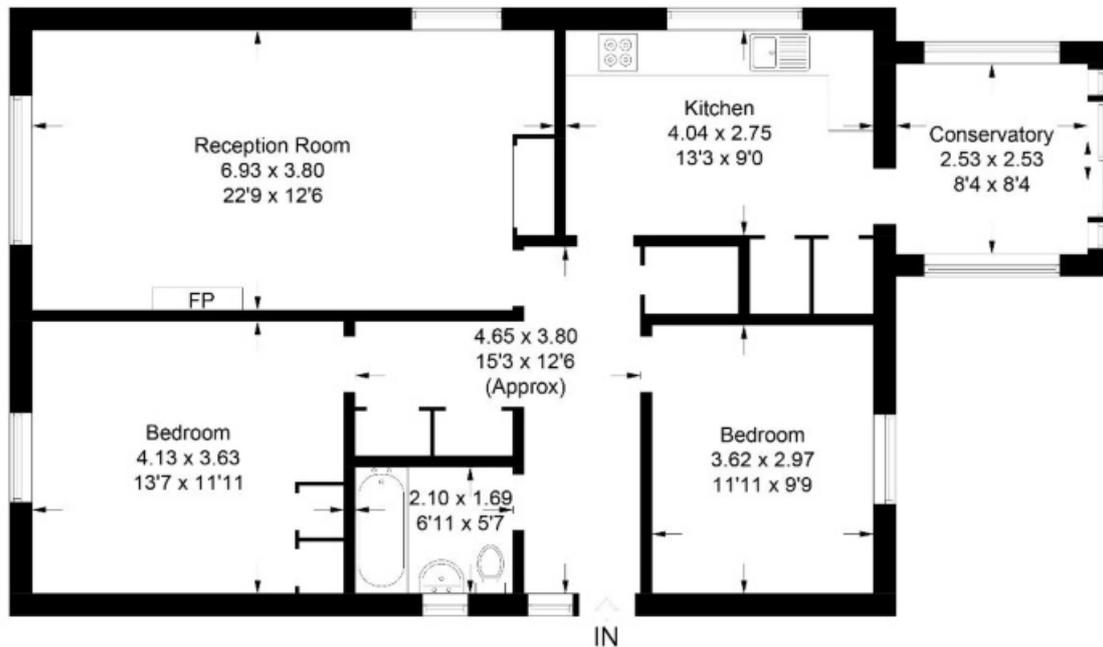


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068301)

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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.