



CLANCYS

clancys-solicitors.co.uk

7 Adam Kelly Way,

Galashiels, TD1 2FD



1



3



1



EPC

B



FREEHOLD

Description

An excellent opportunity has arisen to acquire this beautifully presented 3-bedroom end terraced house, located in a peaceful position in Galashiels. The property is presented to the market in immaculate order throughout and is in move-in condition. The accommodation comprises a welcoming entrance hallway, useful downstairs WC, a bright and comfortable living room and a modern dining kitchen, fitted with an abundance of base and wall mounted units with integrated oven, hob and hood and ample work top surfaces. A carpeted staircase leads to the upper landing which gives access to three bedrooms and contemporary bathroom with mains operated shower and glass screen. The property further benefits from gas central heating, double glazing, private gardens to the side and rear. This is a fantastic opportunity for first-time buyers, young families, or investors alike and early viewing is highly recommended.

Location

Situated 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

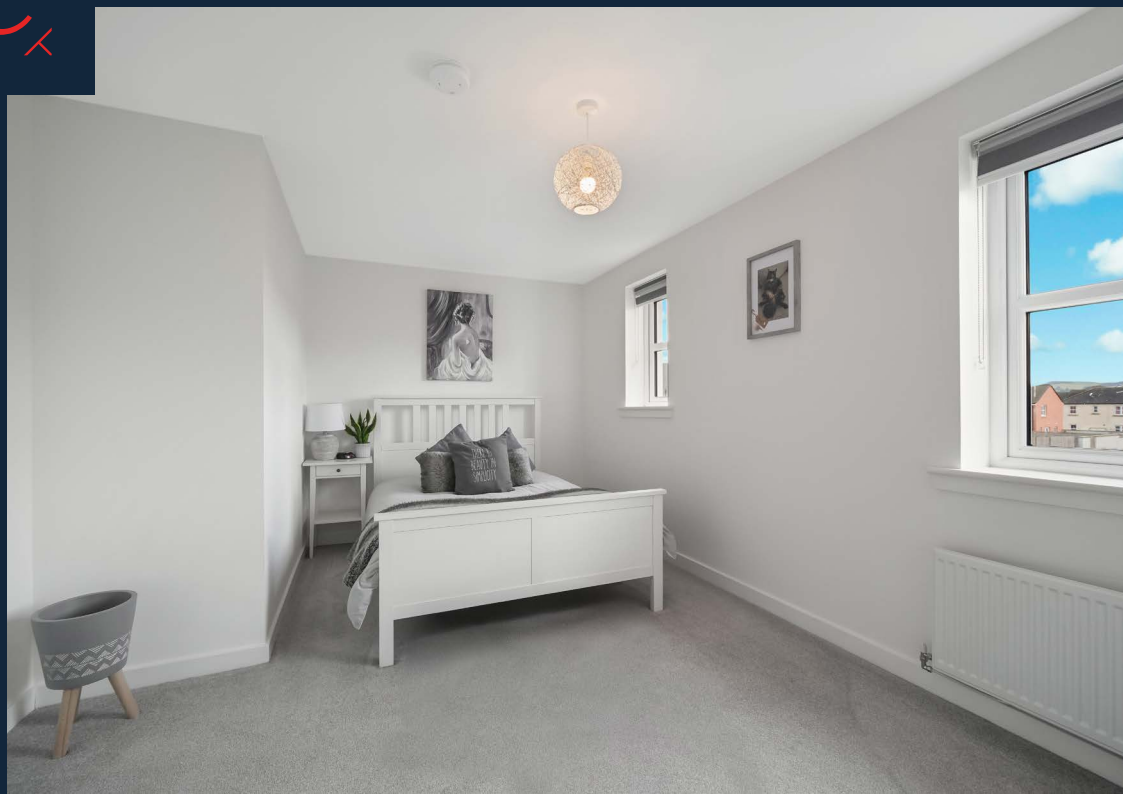
Extras

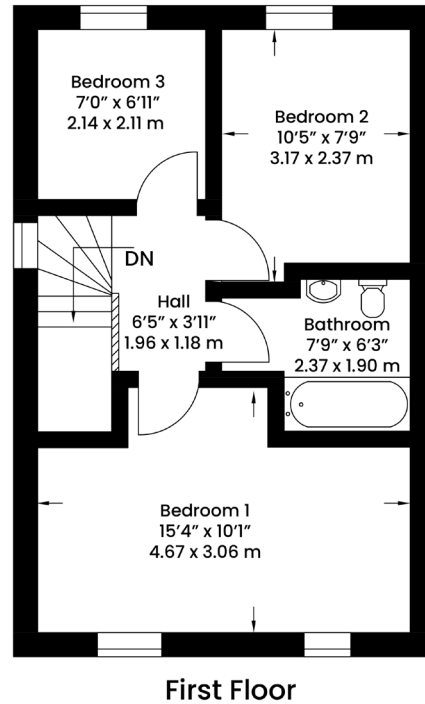
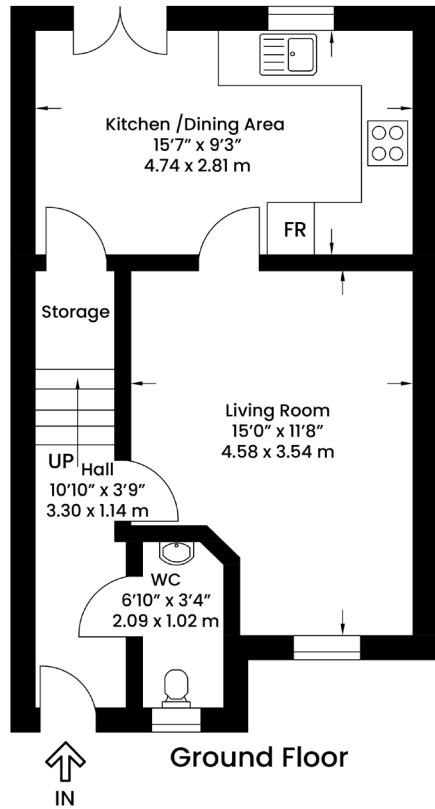
All fitted floor coverings and integrated kitchen appliances. It should be noted that no warranties or guarantees will be given for the appearances.

Features

- Entrance hallway
- WC
- Living room
- Dining kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to front and rear
- EPC rating - B
- Council Tax Band - C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

