

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Wheatlands Road, Galashiels

TD1 1QP

Guide Price £150,000



6 Wheatlands Road is a substantial semi-detached property, located in a rarely available residential area which is within walking distance of the railway station and town centre, with good amenities close by. The property is presented in good order throughout and benefits from an abundance of attractive and additional features including a bright conservatory, dining room, two double bedrooms, bathroom and shower room, garage, garden and drive. Early viewing recommended.



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Hall
Lounge
Dining Room
Kitchen
Conservatory
Shower Room
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden Front , Side & Rear
Garage
Drive



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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
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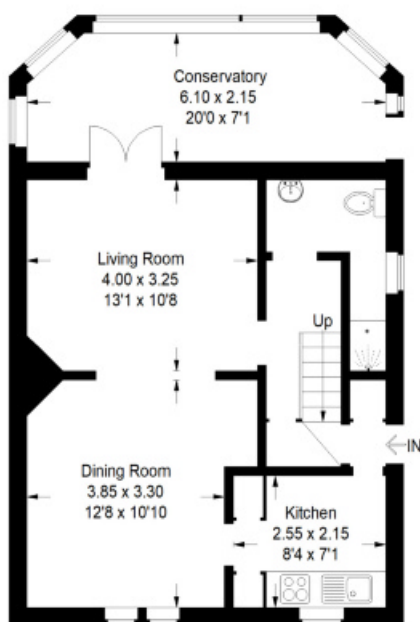
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

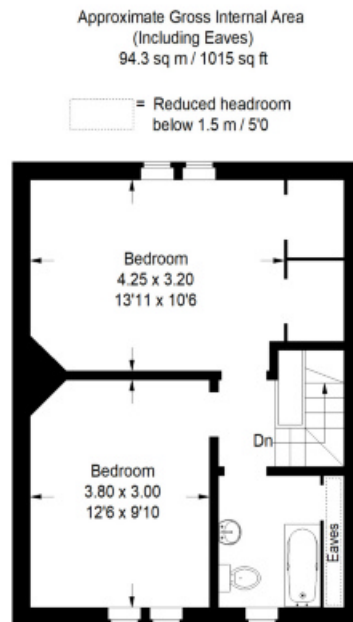
Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



6 Wheatlands Road, Galashiels



Ground Floor



First Floor

Approximate Gross Internal Area
(Including Eaves)
94.3 sq m / 1015 sq ft

Reduced headroom
below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 721544)

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.