

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



235 Wood Street, Galashiels

TD1 1RB

Guide Price £120,000



235 Wood Street is a well-proportioned ground floor quarter villa, located within a popular residential area, set towards the outskirts of Galashiels with good public transport links into the town centre and railway station. The property boasts generous proportions throughout and would be an ideal family home, potential rental investment or easily managed retirement property in a great location. Viewing recommended.



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Hall
Lounge
Kitchen
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Shed
Unrestricted On Street Parking



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

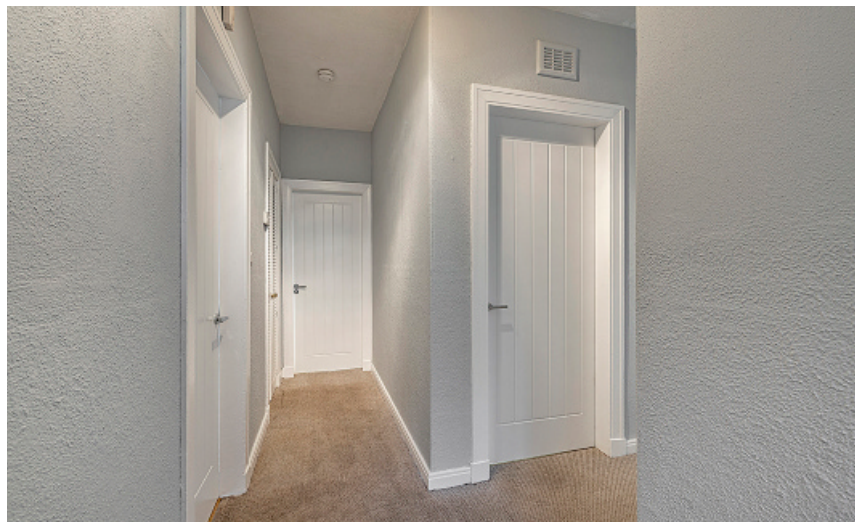
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Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Galashiels
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27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

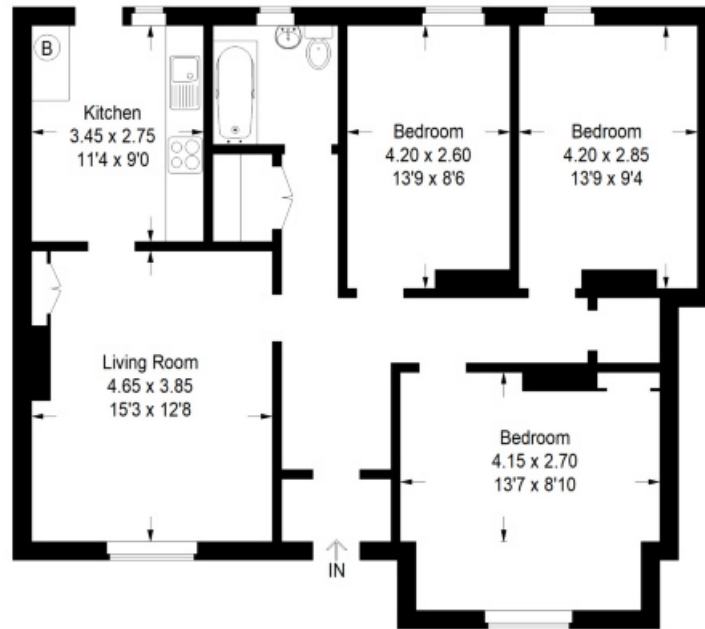
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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



235 Wood Street, Galashiels

Approximate Gross Internal Area = 89.4 sq m / 962 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 824712)

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.