

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



237 Wood Street, Galashiels

TD1 1RB

Guide Price £120,000



237 Wood Street is a very spacious first floor flat which is located towards the outskirts of Galashiels, benefitting from good links to routes into and outwith the town and also enjoying lovely open aspects to both the front and rear. Accessed via an internal stair, the property opens out to provide a very generous layout and is presented in very good order throughout ensuring it is ready to move into. The kitchen and bathroom are both contemporary, and well finished, with the bathroom only having been completed very recently. Throughout the flat there is plenty of storage space. Externally, there is a private area of garden which backs onto open fields at the rear and ample parking is available on street.



237 Wood Street, Galashiels

TD1 1RB

Guide Price £120,000

Accommodation:
Internal Stair
Entrance Hall
Lounge
Kitchen
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private area of garden



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. The white goods are also included in the sale.

Services

Mains drainage, water, electricity and gas. Double glazing, gas central heating.

EPC

C

Council Tax Band

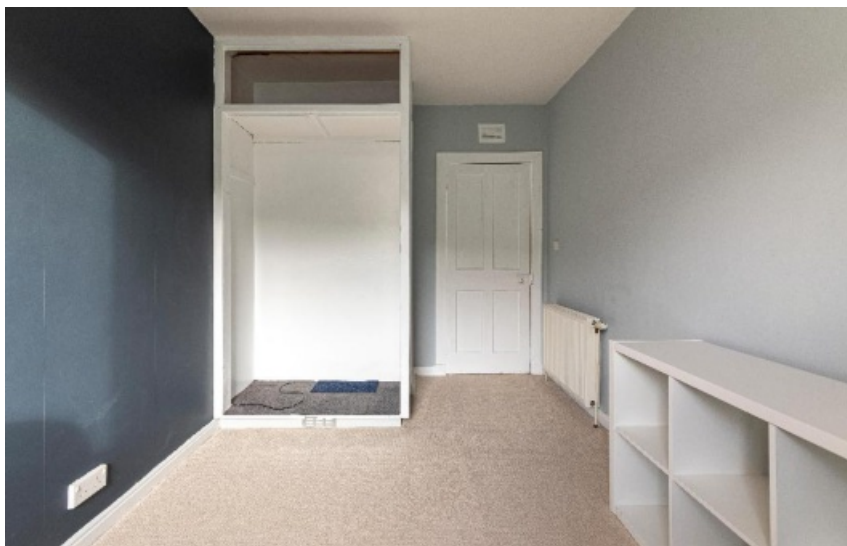
B

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

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



237 Wood Street, Galashiels, TD1 1RB

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



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1148350)

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.