

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
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## 17 Woodside Place, Galashiels

TD1 1RE

**Guide Price £125,000**



17 Woodside Place is a very attractive maisonette style property which is located within a popular area of Galashiels, enjoying a private setting with nice open outlooks. The property provides a very comfortably proportioned layout with lounge, kitchen and dining room at first floor level whilst upstairs there are three good sized bedrooms and the bathroom. Presented in excellent order throughout; ensuring it is ready to move into. Outside, there is a private area of garden with ample on street parking.





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Hall  
Lounge  
Kitchen  
Dining Room  
Two Double Bedrooms  
One Single Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Private Area of Garden  
Shared Washhouse  
Ample on Street Parking





### Location

Situated on the Gala Water 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.

### Fixtures & Fittings

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

### Services

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

### EPC

D

### Council Tax Band

B

### Viewing

Strictly 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  
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Hawick, Tel 01450 3723 36  
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Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



## 17 Woodside Place, Galashiels, TD1 1RE

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1187407)

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.