

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Upper Westwood, Westwood Gardens, Galashiels

TD1 1RD

Guide Price £300,000



Upper Westwood is a substantial first and upper floor dwelling, forming part of a large detached property, converted in the past to create the current accommodation. Located within a quiet residential cul de sac, it benefits from an excellent degree of privacy and a quiet setting, in a popular area towards the outskirts of town. The layout is extremely well proportioned and highly adaptable, with three public rooms including a pleasant garden room extending out from the side of the house which looks out over the gardens, and three bedrooms; one of which is at mezzanine level and accessed via a spiral staircase. The property has been well maintained and is presented in good order throughout. Outside, the garden has been cleverly planned to incorporate a covered seating area enjoying an extremely private aspect and designed for ease of maintenance. A drive to the front of the property provides convenient private parking.



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First Floor:
Entrance Hall
Lounge
Dining Room
Kitchen
Garden Room
Two Bedrooms
Shower Room

Upper Floor
Mezzanine Bedroom

Gas Central Heating
Double Glazing

Private garden
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 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, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Gas central heating. Double Glazing.

EPC Rating

D

Council Tax Band

E

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



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Approximate Gross Internal Area = 169.2 sq m / 1821 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1226482)

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.