

**Galashiels**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Knowe Cottage, 49 Woodside Place

Galashiels, TD1 1RE

**Offers Over £210,000**



A charming detached cottage in a sought after part of Galashiels, enjoying an elevated position that opens up lovely views across the surrounding countryside. The cottage sits proudly above the street, making the most of its outlook and giving a sense of privacy. Its traditional charm is balanced with a layout that works well for modern living. There are two welcoming public rooms offering flexibility for living, dining, home working, bedroom, or a cosy snug, whilst there is a well proportioned kitchen set to the rear with a handy utility room off, ideal for laundry and additional appliances. Both upstairs bedrooms are generous doubles, each with good natural light and comfortable proportions. The cottage is presented in good order throughout, making it genuinely ready to move into without immediate work. Outside, there is an enclosed private rear garden, laid mainly to patio for easy maintenance and year round use. This is a delightful cottage that combines character, practicality, and a lovely elevated position. With its flexible layout, well kept interior, and low maintenance garden, it offers an appealing home in one of Galashiels' popular residential areas.



# Knowe Cottage, 49 Woodside Place

Galashiels, TD1 1RE

**Offers Over £210,000**

Ground Floor  
Entrance Hall  
Lounge  
Dining Room/Family Room  
Kitchen  
Utility  
Bathroom

First Floor  
Two Double Bedrooms

Enclosed Gardens

Ample 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 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

E

### Council Tax Band

C

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement



Interested in this property?  
**Call 01896 758311**

27 Market Street,  
Galashiels, TD1 3AF  
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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
Tranent,	Tel 01875 611211



**Knowe Cottage, 49 Woodside Place, Galashiels, TD1 1RE**

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278914)

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.