

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Woodside Drive

Galashiels, TD1 1RA

Guide Price £290,000



Tucked away in a highly sought after area of Galashiels, this attractive detached three bedroom home enjoys a peaceful position within a quiet culdesac shared by only a handful of properties. With its own driveway and garage, it offers both privacy and convenience in equal measure. Designed with flexibility in mind, the property features a ground floor master bedroom complete with ensuite, nicely set away from the remainder of the accommodation. The generous layout continues on the first floor with a spacious lounge/dining room, perfect for relaxing or entertaining, and a modern fitted kitchen that provides a stylish and practical everyday space. There are two further well proportioned double bedrooms offering excellent accommodation for family, guests, or home working, complemented by a contemporary family bathroom. Outside, the enclosed gardens provide a safe and private setting, enhanced by a raised decked area ideal for outdoor seating and dining. From here, you can enjoy superb views over the surrounding countryside, giving the home a wonderful sense of openness. This is a beautifully balanced property - quiet yet well located, spacious yet easy to maintain - making it an appealing choice for a wide range of buyers.



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Ground Floor
Master Bedroom with En-Suite
Access to integral garage

First Floor
Spacious Lounge/Dining Room
Modern Fitted Kitchen
Two Further Double Bedrooms
Contemporary Bathroom

Enclosed Gardens
Double Garage
Driveway



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

C

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
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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



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Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft
(Including Double Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284711)

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.