

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**204 Wood Street,  
Galashiels,  
TD1 1QY**

**Guide Price £100,000**



204 Wood Street is a well-maintained first-floor flat situated on the outskirts of town, offering a peaceful setting while remaining close to local amenities. Accessed via a ground-level entrance, an internal staircase leads to bright and spacious accommodation, perfectly suited for first-time buyers or those seeking an easily managed investment property. The property comprises two double bedrooms, a modern kitchen, and a bathroom, all presented in a condition ready to move in. Previously successfully let, it also represents a strong rental opportunity. To the rear, the property enjoys pleasant views over the surrounding countryside, complemented by a generous private garden. There is also a cellar providing plenty of extra storage space. On-street parking is available nearby.



# 204 Wood Street, Galashiels,

TD1 1QY

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Ground Floor Entrance  
Hallway  
Lounge  
Kitchen  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Rear Garden  
Cellar  
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 & Double glazing.

### EPC

C

### Council Tax Band

A

### 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
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



**204 Wood Street, Galashiels**

Approximate Gross Internal Area = 69.0 sq m / 743 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286543)

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.