

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 41 Torwoodlee Road

Galashiels, TD1 1RP

**Guide Price £125,000**



Tucked away within an established and well regarded area of Galashiels, this end terraced property enjoys an exceptionally private setting, making it an ideal choice for those seeking their first home. Presented in very good order throughout and ready to move into, it offers a comfortable and well balanced layout. The spacious lounge provides a welcoming focal point, while the dining kitchen offers ample room for everyday meals and relaxed entertaining. Upstairs, two generous double bedrooms and a well appointed bathroom complete the accommodation. A standout feature is the generous outdoor space. The property benefits from enclosed private gardens to the front, side, and rear - perfect for those who value privacy, outdoor living, or room to grow. A useful garden shed and a separate summerhouse provide excellent storage. A lovely, easily maintained home in a peaceful setting, offering both comfort and convenience.



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Ground Floor  
Entrance Hall  
Lounge  
Dining Kitchen  
Rear Hall

First Floor  
Two Double Bedrooms  
Bathroom

Gardens front, side and rear  
Summerhouse  
Shed



### 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. The kitchen appliances can be available through separate negotiation.

### Services

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

### EPC Rating

D

### Council Tax Band

B

### 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
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Melrose,	Tel 01896 822 796
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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Approximate Gross Internal Area = 78.3 sq m / 843 sq ft

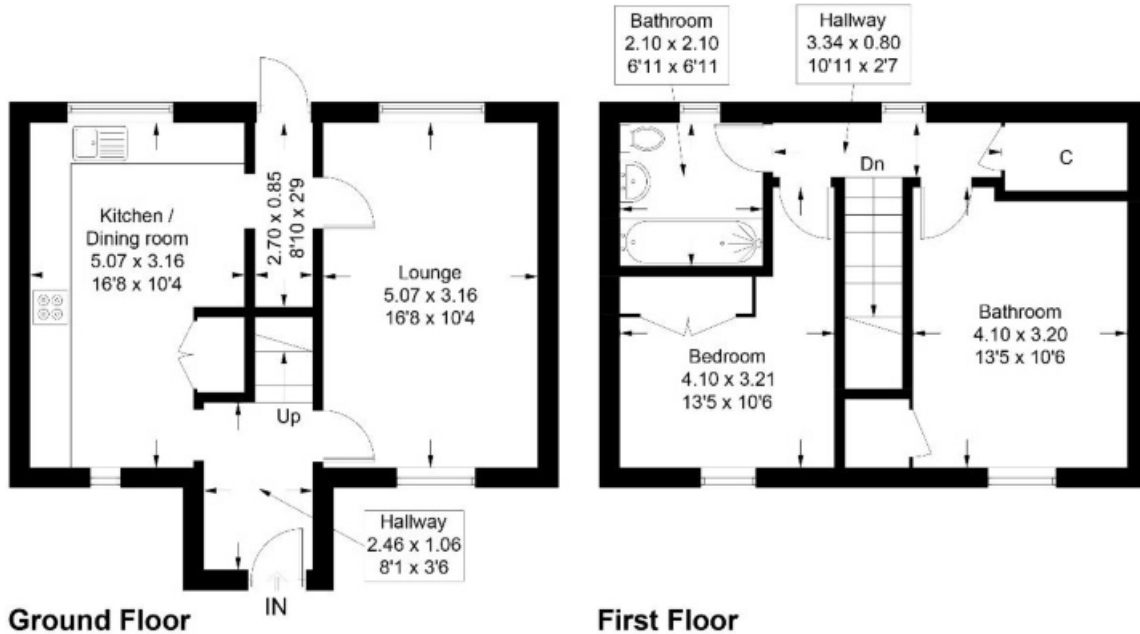


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307790)

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.