

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



176 Woodstock Avenue

Galashiels, TD1 2EG

Guide Price £135,000



A smart, well balanced three bedroom terraced family home set within one of Galashiels' established and consistently popular residential areas, offering a move in ready option for buyers seeking easily managed accommodation in a convenient setting. Presented throughout in good order, the layout is particularly well proportioned. The spacious lounge/dining room provides an excellent central living space, complemented by a well appointed kitchen. Upstairs, three good sized bedrooms offer comfortable and flexible accommodation for families, guests, or home working and there is a modern bathroom. The property enjoys enclosed gardens to both the front and rear, with the rear garden offering a safe and private outdoor space ideal for children, pets, or relaxed seating. Plentiful parking within the cul-de-sac adds to the practicality of the location. A great opportunity for those looking for a tidy, manageable home in a well regarded part of the town, ready to enjoy from day one.



176 Woodstock Avenue

Galashiels, TD1 2EG

Guide Price £135,000

Ground Floor
Entrance Hall
Lounge/Dining Room
Kitchen

First Floor
Three Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Enclosed gardens to front & rear



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. Double Glazing. Gas central heating.

EPC Rating

D

Council Tax Band

A

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
Tranent,	Tel 01875 611211



176 Woodstock Avenue, Galashiels, TD1 2EG

Approximate Gross Internal Area = 77.1 sq m / 829 sq ft

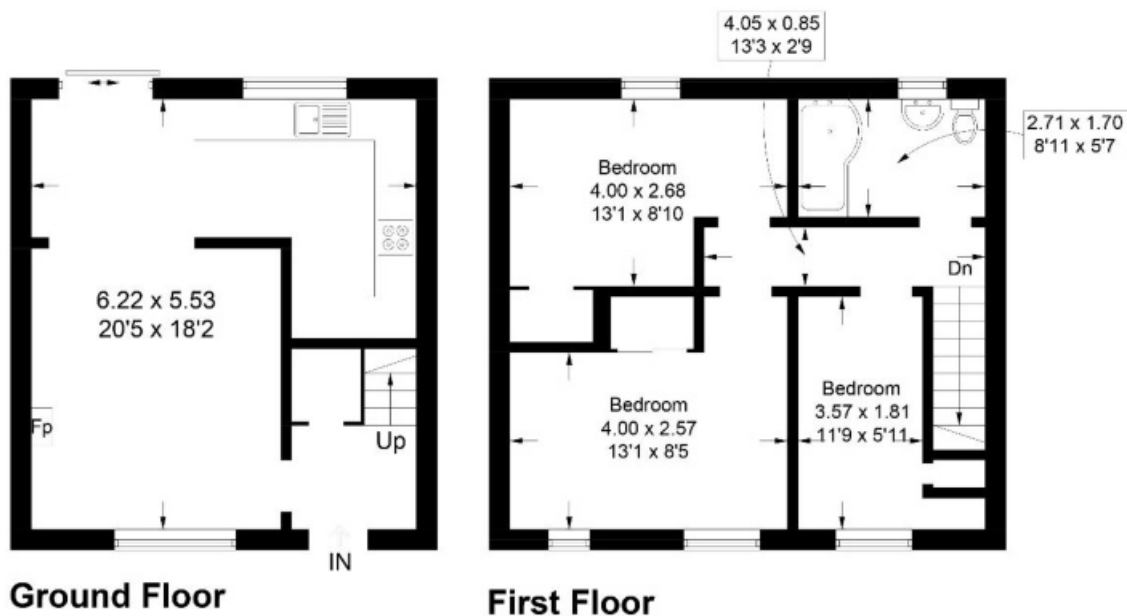


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1338654)

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.