Galashiels
Call 01896 758311

CULLEN KILSHAW
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180 Wood Street, Galashiels,

TD1 1QY

Offers Over £95,000



Situated in a popular residential area towards the outskirts of Galashiels, this generously proportioned first-floor flat enjoys attractive open views to the rear. Accessed via its own private internal staircase, the property offers well-sized accommodation and would make an ideal purchase for first-time buyers, those looking to downsize or buy-to-let investors. The accommodation comprises spacious living areas, a fitted kitchen and bathroom, together with excellent storage throughout. Further benefits include a substantial private rear garden, providing a great outdoor space, and a useful cellar offering additional storage. Conveniently positioned with a regular bus stop on the doorstep, the property offers easy access to Galashiels town centre and the railway station.



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Ground Floor Entrance
Hallway
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Large 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.









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Interested in this property?
Call 01896 758311

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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180 Wood Street, Galashiels
Approximate Gross Internal Area
70.7 sq m / 761 sq ft

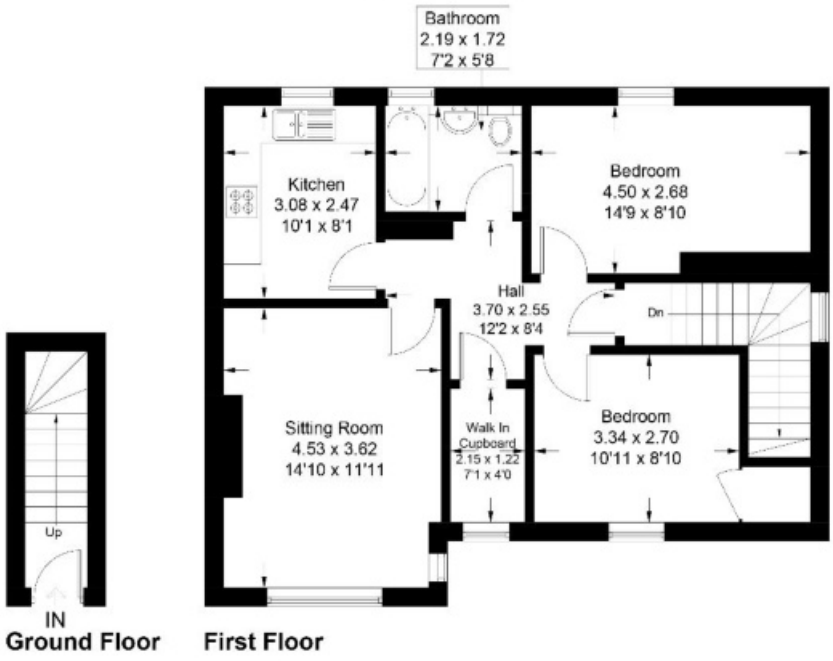


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1347550)

Full members of:

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