

224 Wood Street

Galashiels, Selkirkshire, TD1 1QY

A three bedroom house in a popular residential area.

For Sale • Offers Over £145,000

Edwin
Thompson





BRIEF RESUME

- Terraced House
- Large Gardens
- 3 Bedrooms
- Edge of Town Location
- Gas Central Heating

LOCATION

Galashiels, nestled in the heart of the Scottish Borders, is a bustling town known for its rich textile heritage and scenic beauty. Surrounded by rolling hills and lush countryside, it offers a blend of historical charm and modern amenities. The town boasts a vibrant community, with local shops, cafes, and cultural events that reflect its dynamic spirit. Galashiels is also home to the Borders Railway, providing easy access to Edinburgh and enhancing its appeal as a commuter town. With its welcoming atmosphere and picturesque setting, Galashiels is a delightful place to live, work, and visit.

Wood Street provides easy access to a all local amenities. Residents can enjoy a variety of local shops, cafes, and restaurants, all within walking

distance. For those who appreciate outdoor activities, the nearby Gala Water and surrounding countryside offer scenic walking and cycling paths. Excellent transport links, including nearby train and bus services, ensure that commuting to Edinburgh and other neighboring towns is both quick and convenient. Wood Street is a popular residential area with homeowners and investors.

DESCRIPTION

224 Wood Street is a spacious three bedroom, terraced house on the outskirts of Galashiels. There is flexible accommodation and offers scope for any purchaser to put their own stamp on the property and add value. The rooms are large and spacious. The kitchen is set to the rear of the property and looks out onto the rear garden and woodland beyond. There is a shower room to the ground floor.

The three bedrooms are situated on the first floor and are generously sized double rooms with space for wardrobes. There has also been an addition of a WC to the first floor for convenience. The third bedroom can serve as a guest room, home office, or child's room, providing flexibility to suit your

needs. The property has features such as double glazing and a gas fired heating system. The property is a standout choice for buyers who are also looking to add value to a property.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance hall, living room, kitchen, shower room.

First Floor: Landing, three bedrooms, WC.

Externally: Front & rear gardens. cellar/store.

AREAS

The property has been measured to the following areas:

| Description | sq m | sq ft |
|-----------------------------|------|-------|
| 224 Wood Street, Galashiels | 78 | 840 |

E & o e please note that these measurements have been taken from the EPC register.





SERVICES

All mains services are understood to be connected. The main heating system is gas fired central heating.

COUNCIL TAX

Council Tax Band B.

EPC

EPC rating: D63

TENURE

Freehold

VIEWING

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

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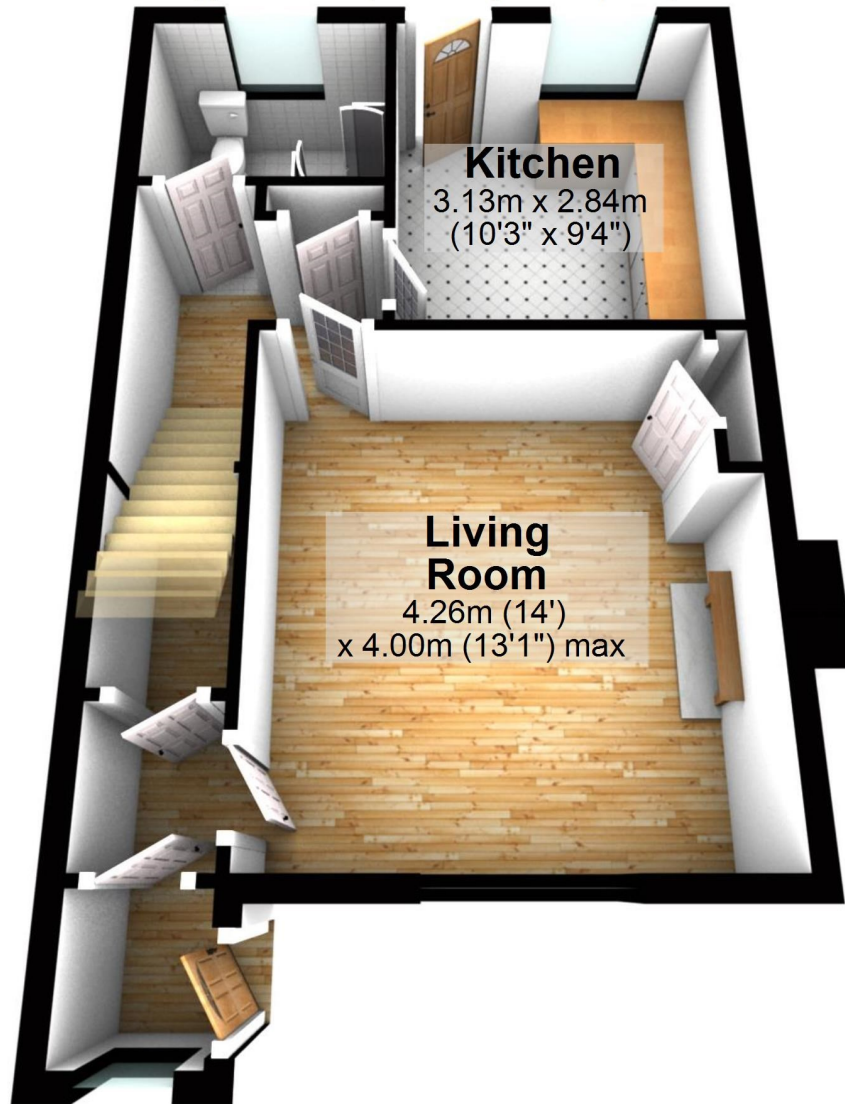
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Ground Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



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Thompson



Galashiels Office

T: 01896 751300
Edwinthompson.co.uk