

**Galashiels**  
Call 01896 758311

 **CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## Kismit 4 Woodside Drive Galashiels

TD1 1RA

**Guide Price £265,000**



Kismit, is an attractive detached dwelling, providing excellent family living accommodation, arranged over two floors forming part of a small private residential development, pleasantly situated on the North Western edge of town lying approximately 3/4 mile from the town centre. The accommodation is generally well proportioned, providing a floor area of some 200 Sqm. Early viewing is recommended.





# Kismit 4 Woodside Drive Galashiels

TD1 1RA

**Guide Price £265,000**

GROUND FLOOR:  
ENTRANCE VESTIBULE  
INNER HALL  
3 BEDROOMS WITH 1 ENSUITE SHOWER ROOM  
FAMILY BATHROOM

FIRST FLOOR:  
UPPER HALL  
OFFICE  
LOUNGE  
FAMILY ROOM  
LARGE KITCHEN  
UTILITY ROOM  
2 FURTHER BEDROOMS, 1 WITH ENSUITE SHOWER ROOM  
TOILET

SERVICES:  
GAS FIRED CENTRAL HEATING  
DOUBLE GLAZING

OUTSIDE:  
GARDEN  
DETACHED SINGLE GARAGE





**Location:**

Galashiels is arguably the Borders' main shopping centre with its selection of town centre shops and out of town retailing units including the Asda and Tesco superstores. Local transport, social and recreational activities together with primary and secondary schooling are all readily available. The railway link between Edinburgh and Tweedbank has greatly enhanced the area to the commuter. With the capital city easily reached by train within the hour.

**Description:**

Kismit comprises a detached two storey villa of modern design and construction, pleasantly situated on the north western edge of town, lying approximately 3/4 mile from Galashiels town centre. The accommodation is particularly spacious, with large public areas and kitchen together with five bedrooms, two with en-suite facilities and a further family bathroom and toilet.

The subjects benefit from full gas fired central heating and double glazing together with pleasant areas of garden ground all enjoying an aspect over the town towards Buckholm Hill.

**Fixtures and Fittings:**

The sale shall include all floor coverings and light fittings.

**Services:**

The property served by mains water, gas and electricity with drainage connected to the main sewer.

**EPC:**

C

**Council Tax Band:**

F

**Viewing:**

By appointment with the Selling Agents.

**Entry:**

Strictly by agreement with the Selling Agents/owners.



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

## Interested in this property? Galashiels 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



**Kismet, 4 Woodside Drive, Galashiels, TD1 1RA**

Approximate Gross Internal Area = 185 sq m / 1991 sq ft  
Garage = 23.3 sq m / 250 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUK.com © 2015 (ID 174185)

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.