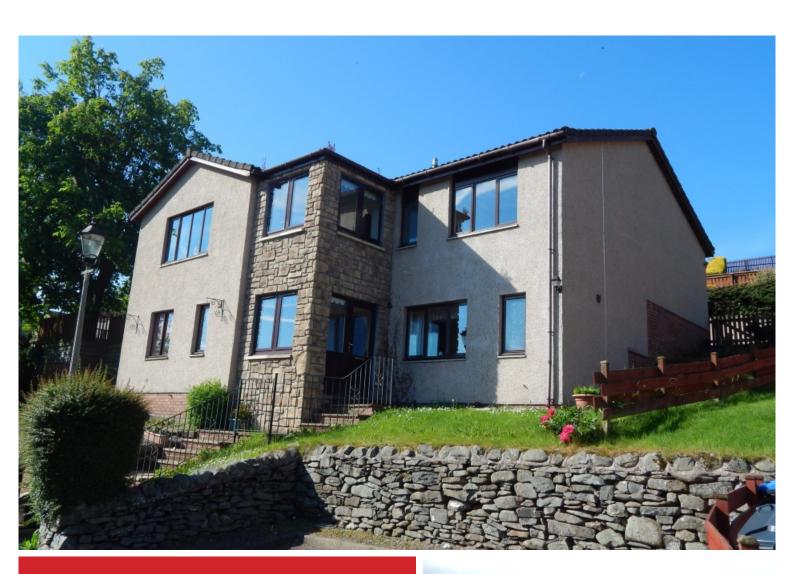


WWW.CULLENKILSHAW.COM



Kismit 4 Woodside Drive Galashiels

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:

 \cap

Council Tax Band:

I

Viewing:

By appointment with the Selling Agents.

Entry:

Strictly by agreement with the Selling Agents/owners.













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

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 Hawick, Kelso, Melrose, Peebles, Selkirk,







Kismet, 4 Woodside Drive, Galashiels, TD1 1RA

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



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

Full members of:









