

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 42 Woodstock Avenue, Galashiels

TD1 2ED

**Guide Price £130,000**



Located within a popular residential area, 42 Woodstock Avenue is a three bedroom terraced property which has been extended to the rear to form additional living accommodation on the ground floor. Ideal as a family home as it is located close to Langlee Primary School and on a bus route offering easy access into Galashiels town centre. The property is presented in good order throughout and benefits from many pleasing features including an open plan kitchen/dining room to the rear with French doors to the garden, modern shower room, drive and garden to rear with lovely open views. Early viewing essential.





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Hall  
Lounge  
Open Plan Kitchen/Dining Room  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden  
Drive





### 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. The two wardrobes in the front bedroom are included in the sale.

### Services

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

### EPC

D

### Council Tax Band

C

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.





Interested in this property?  
**Call 01896 758311**

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Galashiels, TD1 3AF  
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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  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**42 Woodstock Avenue, Galashiels**

Approximate Gross Internal Area  
89.7 sq m / 966 sq ft

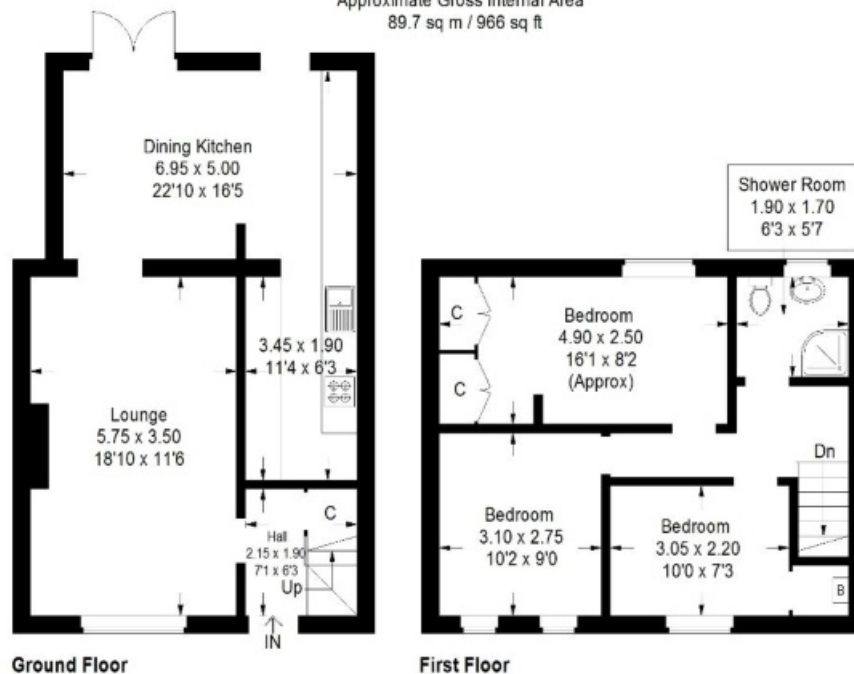


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1075591)

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.