

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Woodholm, 8 Manse Street, Galashiels, TD1 1NE

**Guide Price £235,000**



Woodholm is a generously sized semi-detached property which provides a very spacious and flexible layout with the option to live at ground level if desired. It is set upon a generous plot which provides gardens to both the front and rear, with the latter enjoying views towards the Eildon Hills, and is tucked away down a small access lane off the main street ensuring it enjoys an excellent degree of privacy. Internally, the spacious layout lends itself to many different ways of living, featuring a large lounge/dining room which is the focal point of the home and enjoys views over the gardens, the kitchen is modern and large enough for casual dining, whilst there is a bedroom and WC also at ground level. Upstairs, there are three further bedrooms, one of which benefits from a large dressing room off and there is a well appointed bathroom. Early viewing of this property comes highly recommended.



# Woodholm, 8 Manse Street, Galashiels, TD1 1NE

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Ground Floor  
Entrance Hall  
Large Lounge/Dining Room  
Kitchen  
Rear Hall  
Double Bedroom  
Downstairs WC

Second Floor  
Three Bedrooms (one with dressing room)  
Further Dressing Room/Cupboard  
Bathroom

Generous gardens to the front and rear

Garage



### Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019 and 2023, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

D

### Viewings

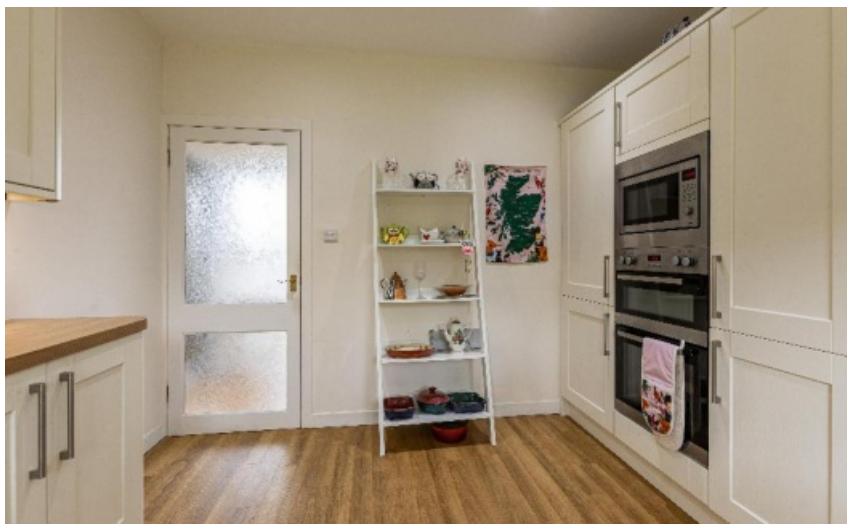
By appointment with the Selling Agent

### Council Tax Band

E

### Entry

By mutual agreement



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

27 Market Street,  
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
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



**8 Manse Street, Galashiels, TD1 1NE**

Approximate Gross Internal Area  
142.0 sq m / 1528 sq ft

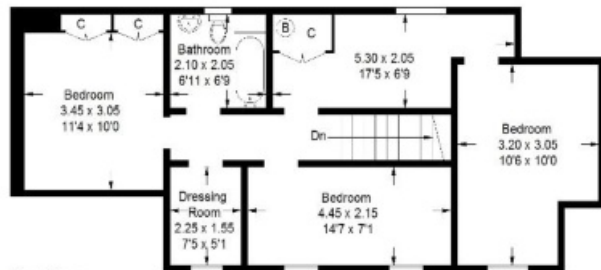


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083340)

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.