

Galashiels

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 140 Wood Street, Galashiels

TD1 1QY

**Guide Price £90,000**



A bright and spacious first floor flat which is located in a popular area towards the outskirts of Galashiels, enjoying lovely open views to the rear. Accessed via its own internal stair, the property is perfect as an easily managed starter home but would also lend itself well as an investment opportunity. Well presented throughout, it boasts well proportioned rooms, ample storage space, and a large private garden set to the rear as well as a useful cellar providing convenient outdoor storage space. Overall, this is a superb opportunity to purchase an attractive flat at a competitive price.



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TD1 1QY

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Accommodation

Internal Stair

Hallway

Lounge

Kitchen

Two Double Bedrooms

Bathroom

Gas Central Heating

Double Glazing

Large private garden to the rear

Cellar



## 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, 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, kitchen fittings and bathroom fittings.

## Services

Mains drainage, water and electricity. Gas central heating. Double Glazing.

## EPC Rating

C

## Council Tax Band

A

## Viewings

By appointment with the Selling Agent

## 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  
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**140 Wood Street, Galashiels, TD1 1QY**

Approximate Gross Internal Area = 69.13 sq m / 744 sq ft

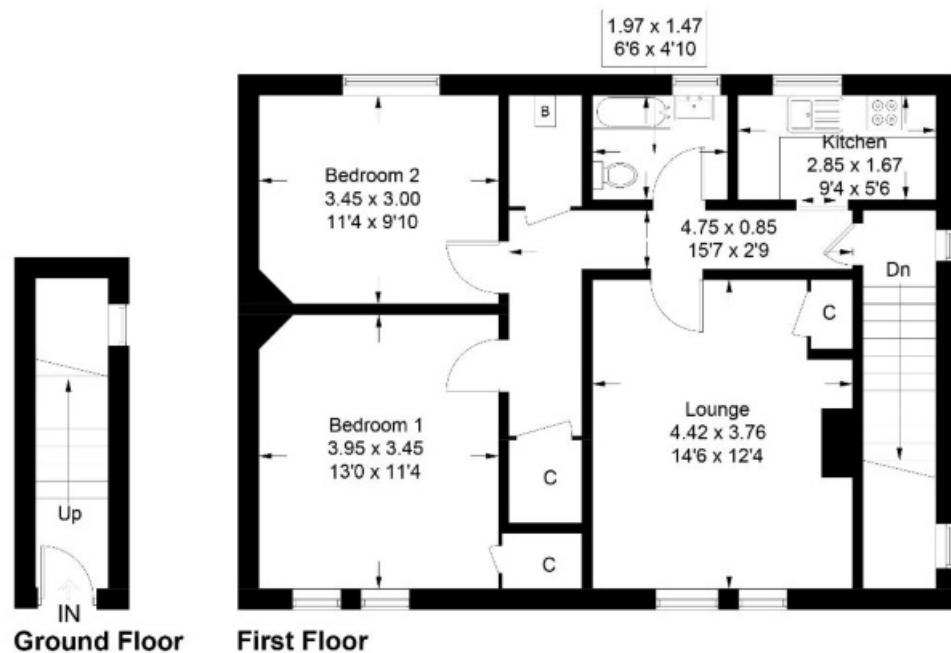


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