

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



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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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
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
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



140 Wood Street, Galashiels, TD1 1QY

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

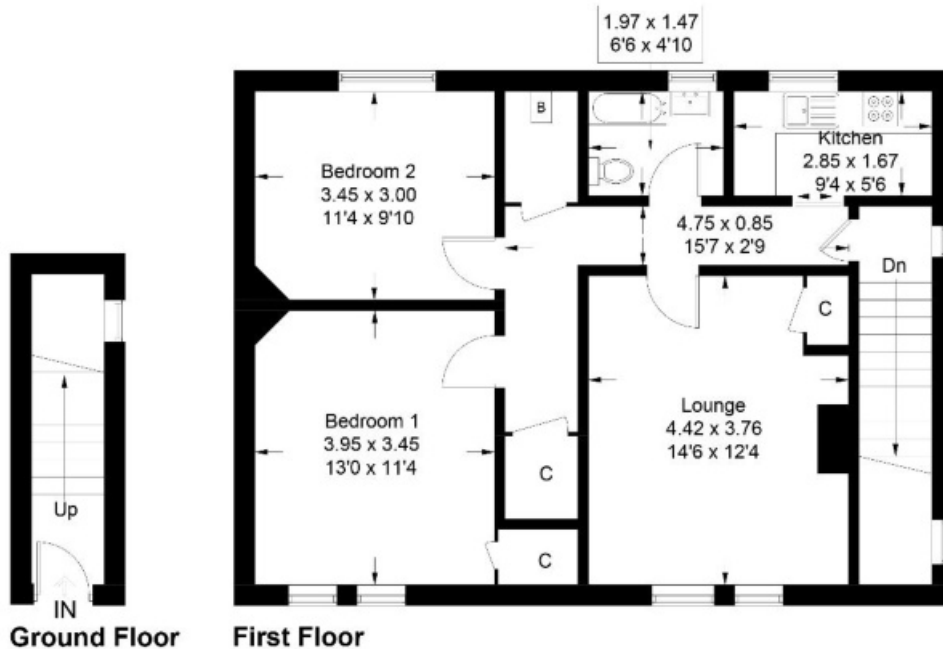


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1267812)

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