

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Oaklea, 263 Wood Street

Galashiels, TD1 1RB

Guide Price £180,000



A well proportioned three bedroom semi detached home enjoying an enviable setting on the outskirts of Galashiels, ideal for families or anyone seeking an easily managed property. Set back from the road, the house benefits from private parking directly outside in addition to a garage - an increasingly valuable feature for modern living. The accommodation is thoughtfully arranged, offering a comfortable and practical layout that suits a range of buyers. The home enjoys open outlooks to both the front and rear, with the back garden in particular offering excellent privacy. One of its standout features is the generous outdoor space: the garden extends to the side and rear, providing an exceptional area for children, pets, or those who simply enjoy time outdoors. A superb opportunity to secure a well located, well balanced home with fantastic outside space and a quiet, semi rural feel while remaining within easy reach of the town's amenities.



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Ground Floor
Entrance Hall
Lounge
Kitchen
Bathroom

First Floor
Three Double Bedrooms

Generous Gardens
Garage
Parking



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

E

Council Tax Band

D

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



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Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft

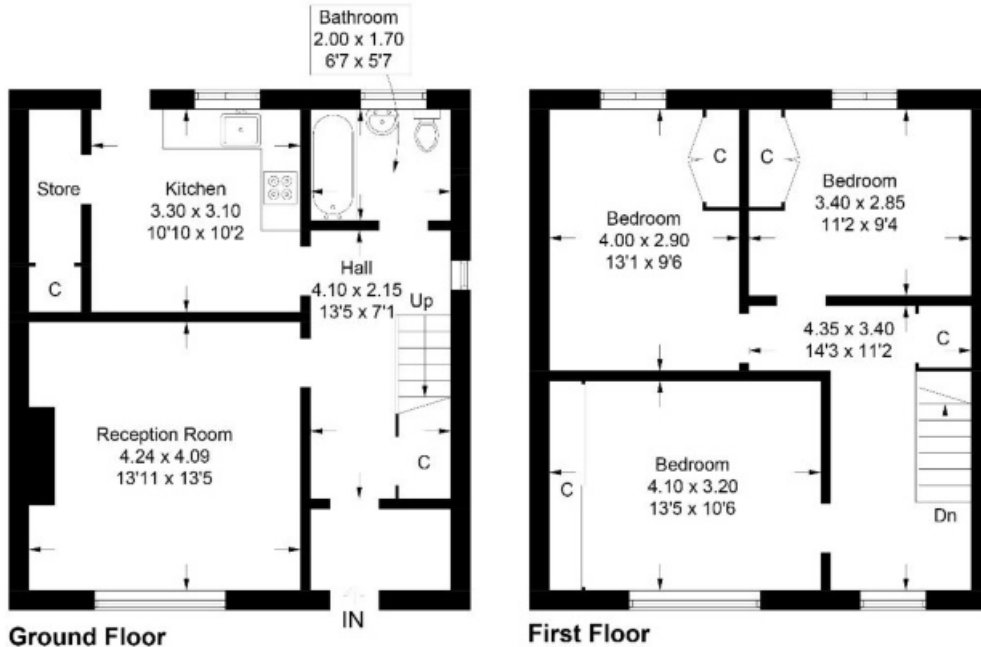


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (D1290484)

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.