

167 Woodstock Avenue

Galashiels TD1 2EQ

2 Bed Terraced House in Central Location
For Sale • Offers Over £90,000

Edwin
Thompson





BRIEF RESUME

- * Recently Renovated
- * 2 Bedrooms
- * Large Kitchen
- * Modern Apartment

LOCATION

Woodstock Avenue is centrally located within Galashiels, offering convenient access to the town centre and its wide range of amenities, including shops, supermarkets, cafés and leisure facilities. The area is well served by public transport, with the Borders Railway station nearby providing direct links to Edinburgh, alongside bus services to surrounding towns. Local schools, healthcare services and recreational amenities are easily accessible, while scenic riverside walks and countryside routes are close at hand. This well connected and practical location is popular with a variety of buyers, including first time purchasers and investors.

DESCRIPTION

An excellent opportunity has arisen to acquire this property on Woodstock Avenue, Galashiels, offering fantastic potential for developers or investors alike. Requiring modernisation throughout, the property presents a blank canvas for those looking to put their own stamp on a home and unlock its full value.

The accommodation offers generous proportions and a flexible layout, with scope for reconfiguration or enhancement subject to the necessary consents. Located within a well-established residential area, the property benefits from convenient access to local amenities, transport links, and the town centre.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Living room, Kitchen, Entrance hall

First Floor: Family Bathroom, 2 Bedrooms.

AREAS

Description	sq m	sq ft
167 Woodstock Avenue	77.6	835.3

The property has been measured to the following *E & o e please note that these measurements have been taken using a laser measure.*





SERVICES

Mains electricity, water and drainage are understood to be connected.

COUNCIL TAX

Council Tax Band A. This information has been taken from the Scottish Assessors website and should be confirmed by your legal advisor.

EPC

EPC rating: E39

WHAT3WORDS

///bypasses.behalf.siblings

TENURE

Freehold

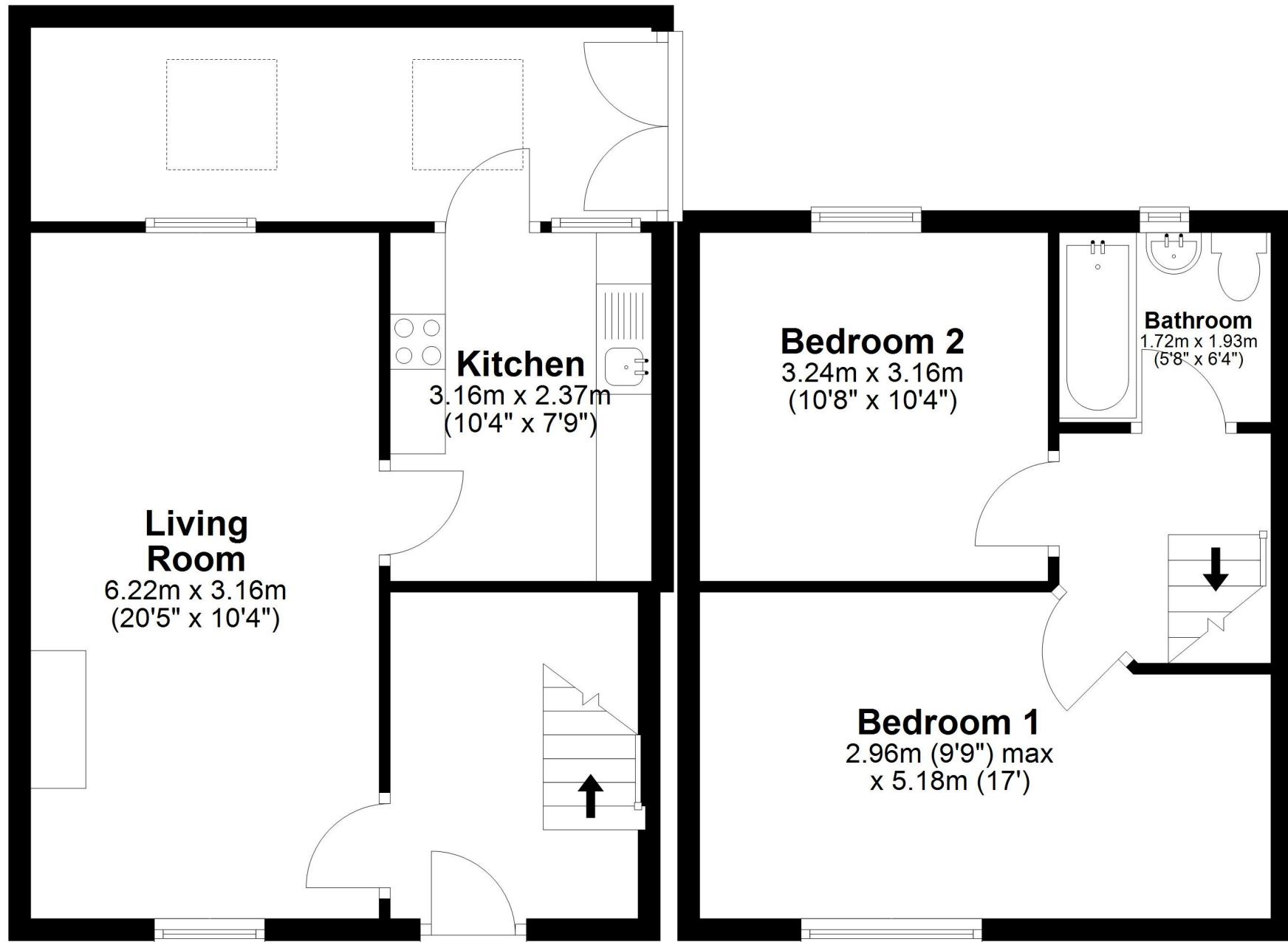
BROADBAND

Ofcom states the house has access to ultrafast broadband services, with maximum download speeds of 1,800 Mbps and upload speeds of 220 Mbps. We advise you check the broadband with your supplier.

FLOODING

This information gives the likelihood of river flooding within a 25 meters radius of this location. There is no specific likelihood of river flooding identified for this area but there could still be localised effects from flooding in some places.







VIEWING

By appointment with the sole agents.
Please contact the office for further details.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP
Tel: 01896 751300
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