

**Galashiels**

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# Woodlands Lodge, Windyknowe Road, Galashiels

TD1 1RG

**Guide Price £189,995**



Woodlands Lodge is a charming and well-presented two-bedroom C Listed semi-detached home, full of character and history. Formerly the lodge to Woodlands House, it sits behind the original wrought iron gates in a sought-after residential area, close to good local amenities and within easy reach of the Borders Railway. The property is mainly on one level and features a delightful hexagonal sitting room, modern kitchen, shower room and two bedrooms. Externally, the property enjoys an attractive rear garden with a lovely terraced area and private parking. Ideal as a primary residence, a second home or an easily managed rental investment. Viewing highly recommended.



# Woodlands Lodge, Windyknowe Road, Galashiels

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Vestibule  
Hall  
Lounge  
Kitchen  
Two Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden  
Private Parking



## Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

## Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

## Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

## EPC

E

## Council Tax Band

B

## Viewing

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



**Woodlands Lodge, Windyknowe Road, Galashiels**

Approximate Gross Internal Area = 55.0 sq m / 592 sq ft

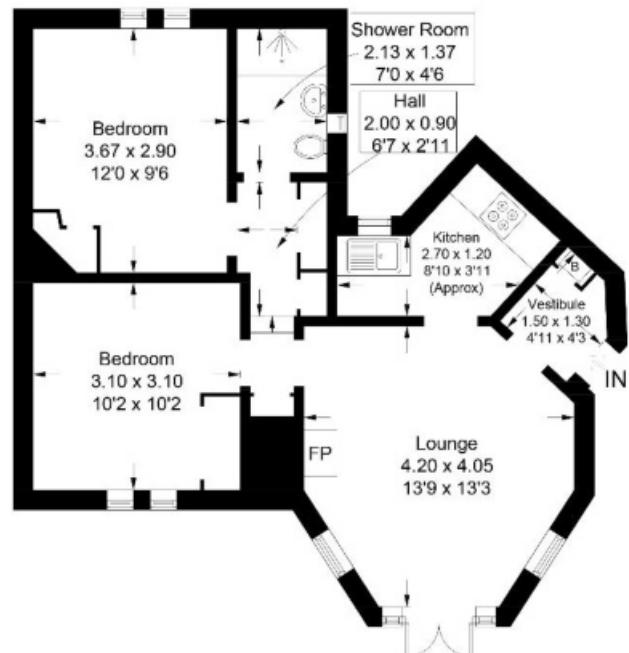


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID 1247239)

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