

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 29 Woodlea, Galashiels

TD1 1QW

**Guide Price £150,000**



A smart and welcoming two bedroom terraced home in a popular part of Galashiels, offering well presented interiors, an easily managed layout, and excellent access to routes out of town. The property provides comfortably sized living spaces, a low maintenance enclosed rear garden, and the added convenience of a private drive with parking for two vehicles. This is a great option for buyers looking for a practical, appealing home in a well connected setting; particularly attractive for first time buyers or those looking to downsize.



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TD1 1QW

**Guide Price £150,000**

Accommodation  
Entrance Hall  
Lounge/Dining Room  
Kitchen  
Two Double Bedrooms  
Bathroom

Easily maintained enclosed rear garden  
Drive with space for two vehicles



### 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

C

### 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



**29 Woodlea, Galashiels, TD1 1QW**

Approximate Gross Internal Area = 62.1 sq m / 668 sq ft

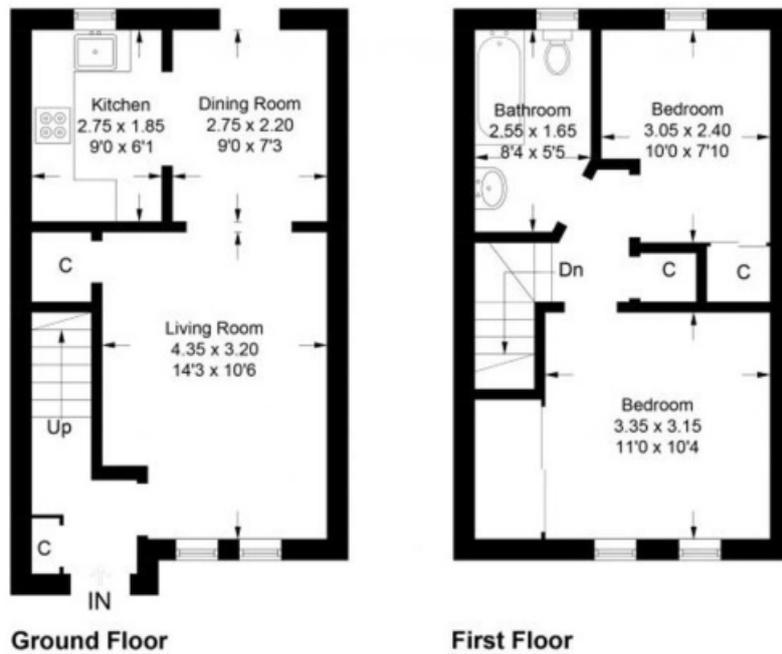


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (JD589e2)

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.