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9 Woodlea, Galashiels TD1 1QW

Guide Price £190,000



Located within a sought after cul-de-sac, set towards the outskirts of town, 9 Woodlea is a deceptively spacious semi-detached family home in a peaceful location. The accommodation comprises: Hall, lounge with dining area and patio doors leading to the garden, kitchen, downstairs WC, three double bedrooms and contemporary shower room. Externally there is an enclosed garden to the rear, garage, drive and visitor parking. Early viewing of this lovely property is strongly recommended.



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Hall
Lounge with Dining Area
Kitchen
Downstairs WC
Three Bedrooms
Shower Room

Gas Central Heating Double Glazing

Garden
Garage
Drive
Visitor Parking Space





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

С

Council Tax Band

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.













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Interested in this property? Call 01896 758311

27 Market Street, Galashiels, TD1 3AF Phone: 01896 758311 Email: gala@cullenkilshaw.com

Monday to Friday: 9.00am to 5.00pm Saturday: 9.00am to 12.00 noon

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9 Woodlea, Galashiels

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft

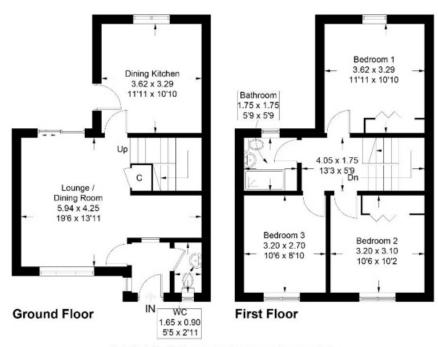


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com ⊕ (ID1016480)

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