

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**137 Wood Street,
Galashiels, TD1
1QZ**

Guide Price £90,000



137 Wood Street is an attractive ground floor flat which is located within a popular area towards the outskirts of Galashiels, benefiting from good transport links into the town centre. This particular property is set well back from the road, benefiting from generous private gardens to the front and rear with the former fully enclosed creating a safe environment for children and/or pets. The property itself is very well proportioned, is presented in very good order throughout, and would suit a number of different types of buyer; ideal as a starter property, investment opportunity or easily managed home to downsize to. It also further benefits from plenty of storage space including two handy external stores and a large shed to the rear. Plenty of parking is available on street.



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Accommodation
Entrance Hallway
Lounge
Kitchen
Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Generous Gardens to front & rear
Large timber shed
Two external storage areas



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, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

A

Entry

By mutual agreement



**Interested in this property?
Call 01896 758311**

27 Market Street,
Galashiels, TD1 3AF
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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
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 61.0 sq m / 657 sq ft

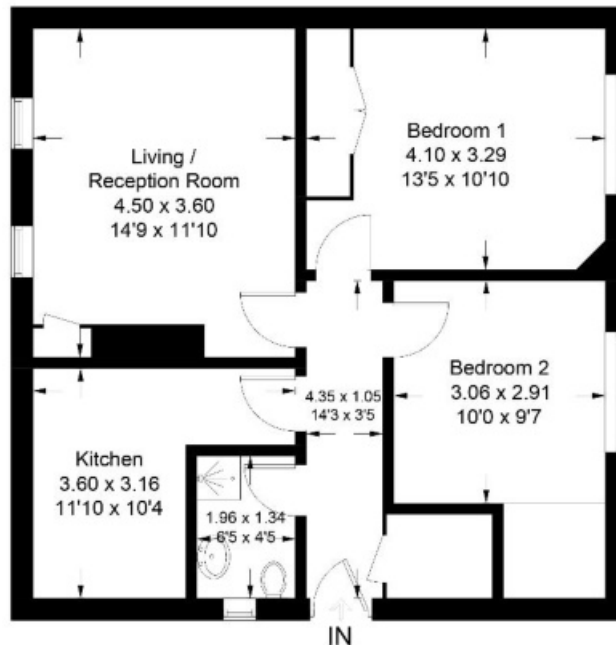


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1017D18)

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.