

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**Wallneuk, 4  
Westwood  
Gardens,  
Galashiels, TD1 1RD**  
Guide Price £260,000



4 Westwood Gardens is located in a small, private cul de sac of similarly styled properties, enjoying a very good degree of privacy and within easy reach of the town centre on one of the main bus routes into town. This detached bungalow is perfectly suited to those searching for an easily managed home with its accommodation on one level, boasting a well planned and spacious layout and presented onto the market in good order throughout. Of particular note is the large lounge/dining room which is well lit by windows to both the front and rear, whilst the contemporary kitchen also has space for more casual dining. All of the bedrooms are doubles and benefit from built-in storage whilst the bathroom is fitted with a modern white suite with separate bath and shower cubicle. Outside, there are generous gardens to both the front and rear whilst driveways either side of the property provide plenty of private parking.



# Wallneuk, 4 Westwood Gardens, Galashiels, TD1 1RD

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Accommodation  
Entrance Hall  
Lounge/Dining Room  
Breakfasting Kitchen  
Three Double Bedrooms  
Family Bathroom

Gas Central Heating  
Double Glazing

Generous Gardens to the front & rear  
Driveway



### 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

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

E

### Entry

By mutual agreement



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

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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



**4 Westwood Gardens, Galashiels**

Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft

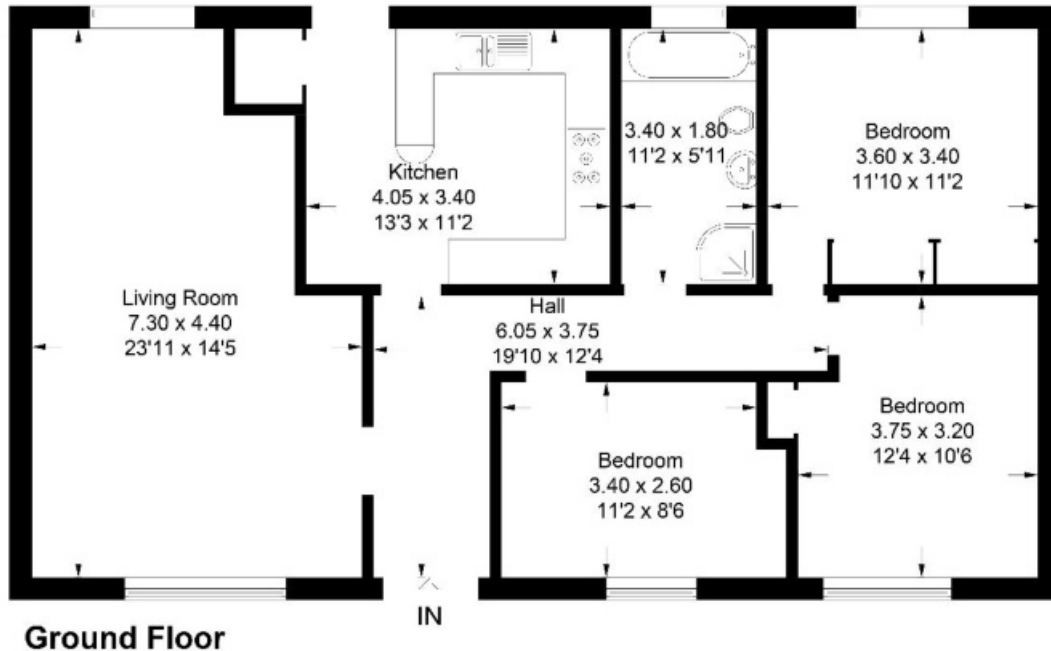


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1084490)

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.