

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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42 Woodstock Avenue, Galashiels

TD1 2ED

Guide Price £110,000



Located within a popular residential area, 42 Woodstock Avenue is a three bedroom terraced family home which has been extended to the rear to form additional living accommodation on the ground floor. The property is presented in good order throughout and benefits from many pleasing features including an open plan kitchen/dining room to the rear with patio doors, modern bathroom, drive and garden to rear with lovely open views. Early viewing essential.



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Hall
Lounge
Open Plan Kitchen/Dining Room
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Greenhouse
Drive



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 Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and 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

D

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
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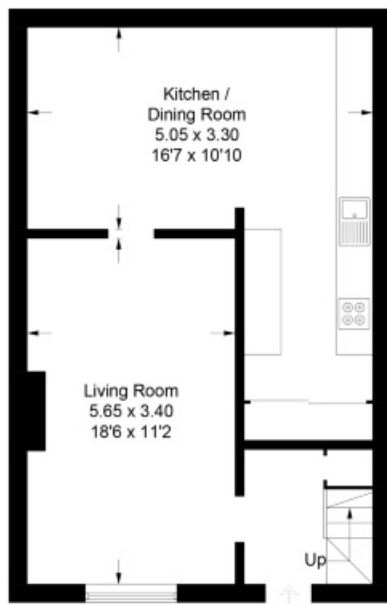
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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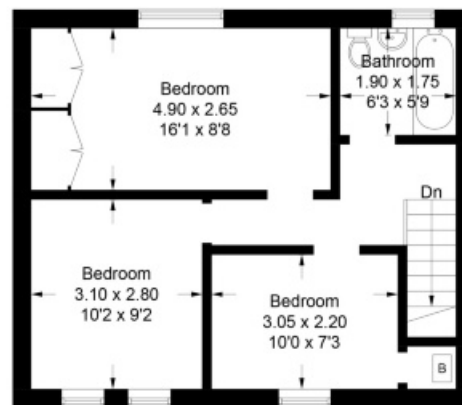


42 Woodstock Avenue, Galashiels

Approximate Gross Internal Area = 92.4 sq m / 994 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID721778)

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.