



108  
Wood Street

Galashiels  
The Borders  
TD1 1QY

## A well-proportioned first floor flat

Which is located within a popular residential area



Scan Here!



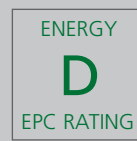
2 BED



1 BATH



OFF STREET



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**McEwan Fraser Legal**  
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Mon to Fri: 8am - **Midnight**  
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**Part  
Exchange  
Available**



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## THE AREA

Galashiels lies right at the very heart of the Borders. The name Galashiels is derived from shiels or shielings which means dwellings, this is usually preceded by a place or personal name, hence Galashiels, which means dwellings by the Gala Water. Historically the town's prosperity was founded in the textile industry.

Although Galashiels is a small town, there are plenty of activities available to enjoy; a short drive away you will find Gala water retail Park. Occupiers include M&S Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to Tesco Extra and ASDA. For those who enjoy leisure activities Tweedbank Sports Centre and The Borders Sport and Leisure centre will keep all members of the family entertained on a day out. Galashiels golf club can also be found a short drive away. Cyclists can join the 90-mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through.

Galashiels is home to a number of primary schools, one secondary school, Herriot Watt University and The Borders College. You'll find the Scottish Borders is easy to reach from every direction, with major routes from all directions touching its boundaries. Leave behind the motorways and ring roads and in little more than an hour by car from Edinburgh, Glasgow, Newcastle and Carlisle you'll discover that driving is a pleasure again. Traffic free roads and quiet country lanes reveal new breathtaking vistas which change with the seasons, the weather and the light.

The Borders Railway line is set to be up and running by summer 2015 with half hourly service at peak times over seven days of the week, the rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.

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## THE INTERIOR

We are delighted to offer for sale this two bedroom well-proportioned first floor flat located within a popular residential area towards the outskirts of the town.

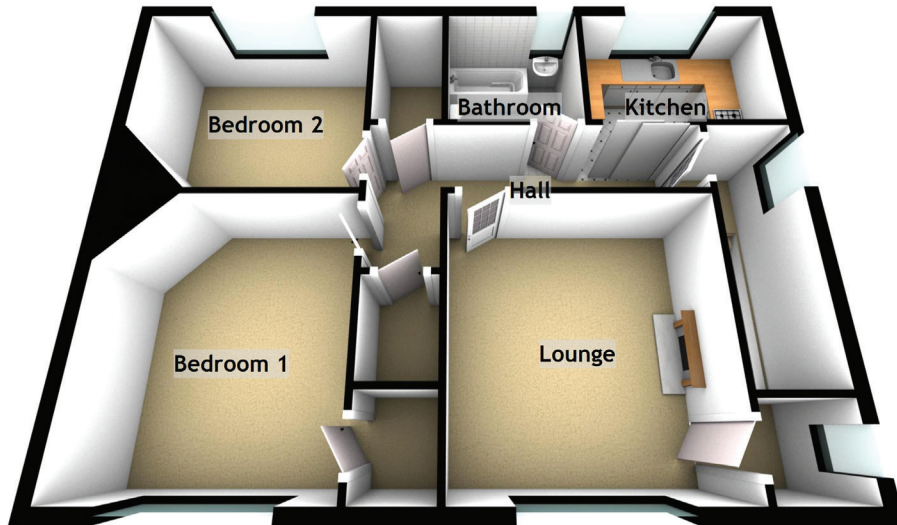
Internally, the property comprises: Entrance stairway and hall with two large storage cupboards, bright lounge to the front with two double glazed windows that flood the room with natural light, kitchen with a selection of excellent wall and base units topped with plenty of worktop space which is sure to appeal to any aspiring chef. Two double bedrooms one with built in storage and a 3 piece bathroom comprising WC, wash hand basin and bath with power shower over bath.

Other benefits of the property are double glazed windows, gas central heating which is sure to make this a cosy yet cost effective home.

Externally there is a large rear private garden with off-street parking. The rear garden is fully enclosed by a fence which is part grassed, part stones and will be ideal for outdoor living.

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## First Floor



## Ground Floor



### APPROXIMATE DIMENSIONS

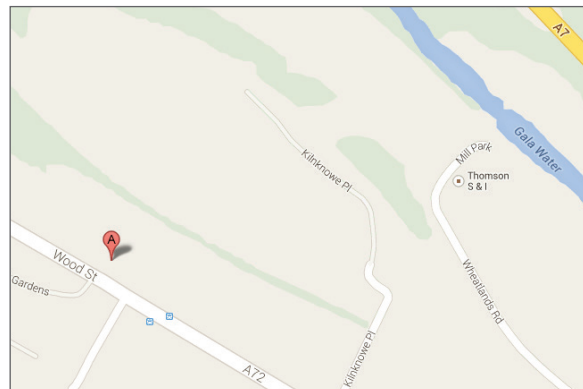
(Taken from the widest point)

Lounge	4.37M (14'4") x 3.61M (11'10")
Kitchen	2.86M (9'5") x 1.48M (4'10")
Bed 1	3.94M (12'11") x 3.47M (11'5")
Bed 2	3.47M (11'5") x 3.01M (9'11")
Bathroom	2.00M (6'7") x 1.48M (4'10")

### EXTRAS

(Included in the sale)

Floor coverings, light fittings, blinds, kitchen and bathroom fittings.



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## Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description  
**LYNSDAY GOWANS**  
Surveyor



Professional photography  
**PHILIP STEWART**  
Photographer



Layout graphics and design  
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Senior Designer