



NO
PARKING
KEEP DRIVEWAY
CLEAR

8 Woodstock Avenue, Galashiels, TD1 2ED



Welcome

Welcome to 8 Woodstock Avenue, Galashiels - an affordable three-bedroom semi-detached house, a fantastic opportunity for first time buyers and young families. This spacious house is situated in a quiet street in the ever-popular town of Galashiels in the Scottish Borders. The property is presented in excellent order having been well maintained and improved by its current owners to provide superb family accommodation. Offering good sized garden grounds to the front, side and rear, with a driveway for off-street parking. The property is well placed for all local amenities and would make an ideal commuter base. Given the spacious accommodation on offer and the quiet location we would recommend viewing at your earliest convenience to avoid disappointment.

- Sought after yet quiet residential location
- Hallway with storage
- Spacious living and dining room with dual aspect windows to the front and rear, with feature media wall and electric fire
- Superbly fitted kitchen with a range of base and wall units, store cupboard, five ring gas hob, double oven, and extractor, with free-standing American style fridge freezer, dishwasher and washing machine
- Upper hallway with loft access, storage and side facing window
- Bedroom one with rear facing window
- Bedroom two with window to the front
- Bedroom three with front facing window and built-in over stair storage
- Lovely family bathroom with three-piece white suite, shower over the bath, sink, vanity unit, and wc
- Gas central heating and double glazing
- Good sized private garden grounds to the front, side and rear
- Driveway for off-street parking
- Decked area, garden shed storage (one with power), and a greenhouse





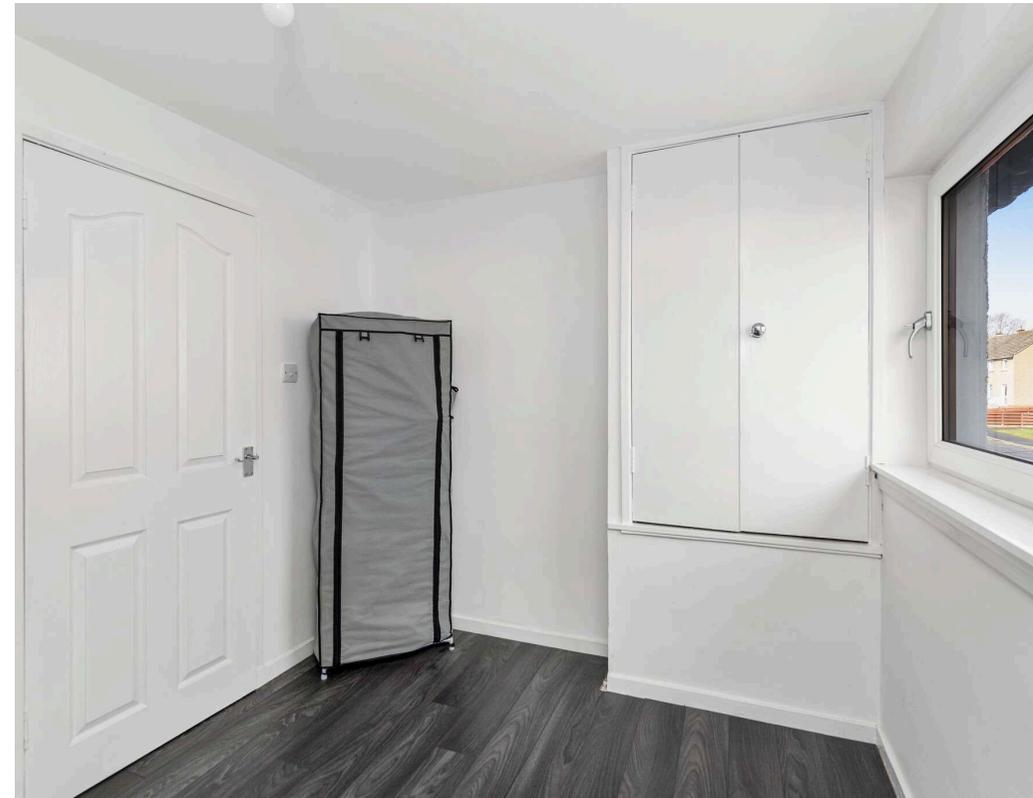


Galashiels

Galashiels is a vibrant town nestled in the heart of the picturesque Scottish Borders, renowned for its blend of rich history and modern amenities. The town offers an excellent range of shops, supermarkets, cafes, and restaurants, ensuring all the essentials are right on your doorstep. Galashiels is also known for its welcoming community atmosphere and a selection of highly regarded primary and secondary schools. Excellent transport links including its own train station make Galashiels a convenient choice for commuters, with regular rail services to Edinburgh and easy access to major road networks. Outdoor enthusiasts will appreciate the abundance of scenic walking and cycling routes in the surrounding countryside, as well as the nearby parks and riverside walks. Whether you're seeking a peaceful lifestyle or the convenience of town living, Galashiels presents an ideal setting for families and professionals alike.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, integrated appliances, garden sheds and greenhouse. Any appliances or other moveable items included in the price, whether integrated or otherwise are not warranted by the seller. Other items including white goods are all available by negotiation.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

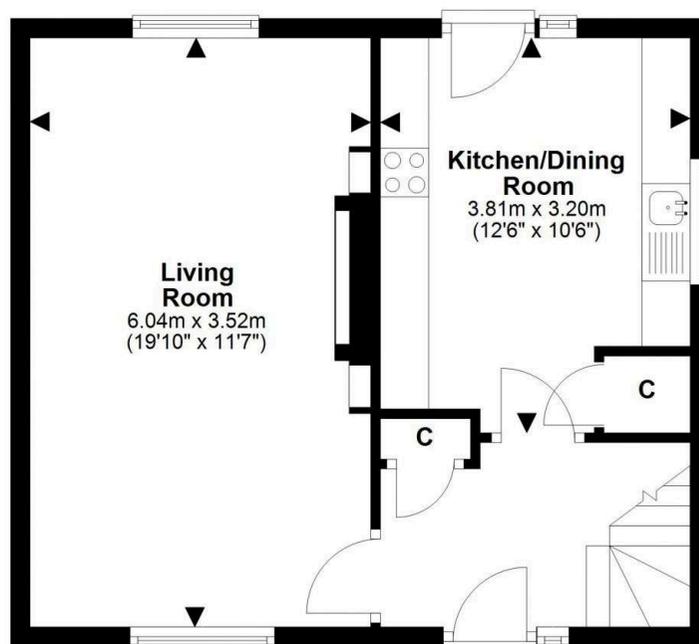
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

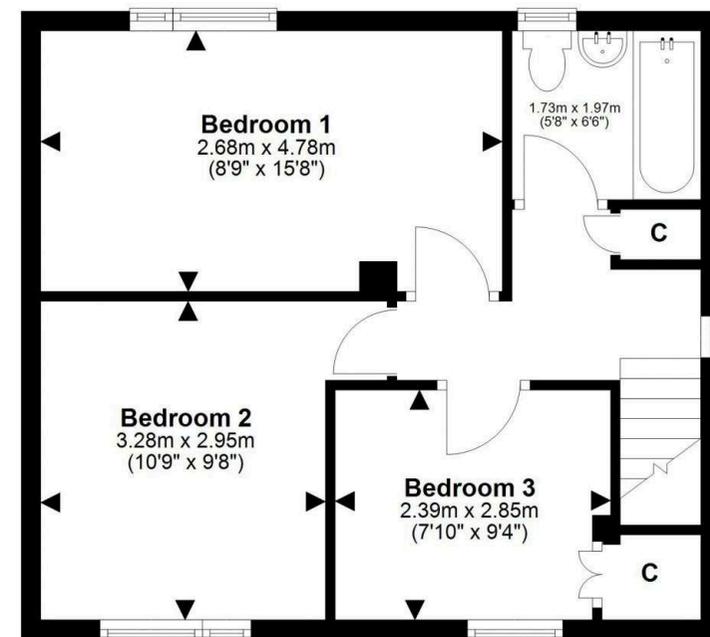
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.