

Galashiels
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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314 Gala Park, Galashiels

TD1 1HQ

Guide Price £55,000



This well positioned ground floor flat is located within a popular area of town, well placed for local amenities and within comfortable reach of the town centre and railway station. The property is presented in good order throughout featuring stripped wood doors, skirting boards and lounge window facings; perfectly suited to those searching for an easily managed starter property, but would also be well suited to those seeking a rental investment. It has a shared area of garden to the rear and plenty of parking available on street.



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ACCOMMODATION COMPRISES:

Entrance Hall

Lounge

Kitchen

Double Bedroom

Shower Room

OUTSIDE:

Shared garden to the rear

On Street Parking

Gas Central Heating

Double Glazing

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. 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 bound and the Waverley rail 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 floor coverings, light fittings, and the kitchen and bathroom fittings. It will also include the washing machine, fridge freezer, cooker, and tumble drier.

Services:

Mains drainage, water, electricity and gas. Gas central heating. Double glazing.

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.

EPC Rating:

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314 Gala Park, Galashiels, TD1 1HQ

Approximate Gross Internal Area = 42.2 sq m (1 452 sq ft)



Information for general guidance only. Measurements are approximate. Plans are not drawn to scale.

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