



256 GALA PARK, GALASHIELS, TD1 1HD



- HALL
- LOUNGE
- KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- TRIPLE GLAZING
- UNRESTRICTED ON-STREET PARKING

DOUGLAS  
GILMOUR & SON

20 Market Place • Selkirk • TD7 4BL  
t: 01750 20271 • f: 01750 22686

[www.bordersproperty.co.uk](http://www.bordersproperty.co.uk)

# 256 GALA PARK, GALASHIELS, TD1 1HD



## DESCRIPTION

A two bedroom, mid and upper level maisonette at the end of a multi-occupancy block in a popular residential area. The property is presented in immaculate condition throughout, with triple glazing and gas central heating. It is within easy walking distance of Galashiels Academy, local primary schools, and the town centre, with the Transport Interchange offering half hour train services to Edinburgh and Tweedbank, and 'bus services to other parts of the Scottish Borders. There is no garden attached to the property, and unrestricted on-street parking is available immediately outside.

## ACCOMMODATION

### ENTRANCE & HALL

The door to the property is approached from the street via a common stair, and opens into a roomy hall off which sit the kitchen, lounge, and stairs to the upper accommodation.

### LOUNGE

The lounge is spacious, and two windows allow in generous amounts of daylight to make it a bright welcoming room. The lounge accommodates two large built in storage cupboards, and the centrepiece is the 'Dimplex' electric coal effect fire in a chrome frame, and set in a natural wood and marble surround and marble hearth.

### KITCHEN

The kitchen is well appointed and designed, with modern appliances and floor and wall mounted units, which provide ample storage. A large window allows in ample daylight to make it a bright and pleasant workspace. White marble worktops run on two sides of the room with an integral porcelain sink and electric hob. An electric oven and grill are also integral to the floor mounted kitchen units, and there are dedicated spaces for installing white goods.

## UPSTAIRS

Stairs lead from the hall to a landing off which sit two bedrooms, the shower room, and a storage cupboard.

### BEDROOM 1

This spacious double benefits from a large built in wardrobe with additional storage, and two windows, making it a bright and pleasant room.

### BEDROOM 2

This bright double also benefits from a large built in wardrobe with additional storage.

## SHOWER ROOM

The shower room has a modern suite of wash basin, toilet, and shower tray. The shower has a large rainfall showerhead and an additional shower handset. The walls behind the shower are fitted with white marble effect waterproof splash board, and a heated towel frame is fitted adjacent to the door.

## OUTSIDE

There is a communal area immediately outside the flat for the drying of clothes, and access to a communal bin store. A separate lock-up store is located adjacent to the common stairway leading to the flat. Ample unrestricted on-street parking, including dedicated spaces for disabled drivers, is available immediately outside the property.

## SERVICES

Mains water, drainage and sewage, electricity, gas central heating and triple glazing. Council Tax Band 'A'.

## EXTRAS

All fixtures and fittings, including the washing machine, are included in the sale.

## ENTRY

By arrangement with sellers.

## HOME REPORT

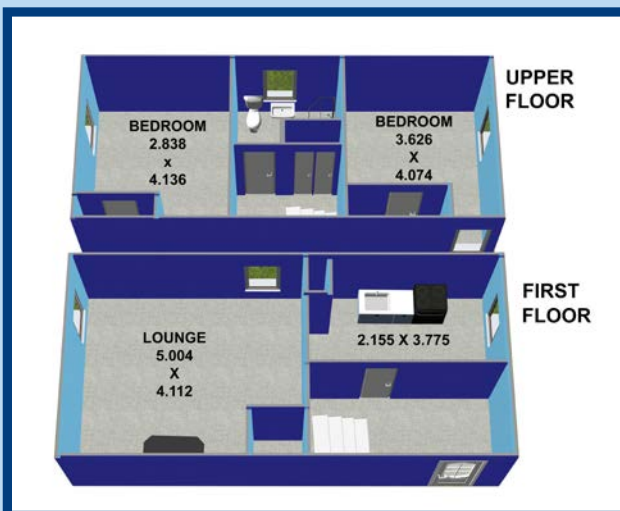
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

## NOTE

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.



DOUGLAS  
&  
GILMOUR & SON

## Solicitors

20 Market Place • Selkirk • TD7 4BL

t: 01750 20271 • f: 01750 22686

e: [selkirk@douglasgilmour.co.uk](mailto:selkirk@douglasgilmour.co.uk)

w: [www.bordersproperty.co.uk](http://www.bordersproperty.co.uk)

LP-1 Selkirk



espc

onTheMarket.com