

Galashiels
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SOLICITORS & ESTATE AGENTS

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72 Gala Park, Galashiels

TD1 1EZ

Guide Price £40,000



72 Gala Park is a well situated first floor flat, tucked away just off the town centre with most amenities just a short distance on foot, including the railway station and transport interchange. Accessed via a flight of steps to the rear of the block, the property requires to be completely upgraded and modernised and, as such, is perfectly suited to those searching for a project or investment opportunity. Early viewing comes highly advised.



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Accommodation:
Entrance Hall
Lounge
Kitchen
Bedroom
Bathroom

Double Glazing

Shared drying area to the rear

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

Fixtures and Fittings:

The sale shall include any kitchen and bathroom fittings.

Services:

Mains drainage, water, electricity and gas. Double glazing.

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.

EPC Rating:

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72 Gala Park, Galashiels, TD1 1EZ

Approximate Gross Internal Area
36.6 sq m / 394 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID 737473)