

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 53 Gala Park, Galashiels, TD1 1ET

**Guide Price £85,000**



53 Gala Park is a centrally located top floor apartment, well placed for the many local facilities and amenities which are to hand, as well as the local transport interchange which can be reached on foot. The property shares a secure entrance with two other properties and opens out to provide a spacious layout with the lounge in particular of a generous size; large enough to accommodate dining furniture if desired. It would be ideally suited those searching for an easily maintained property which is ready to move into or would equally suit those on the lookout for an investment opportunity. It further benefits from views to the rear over Bank Street Gardens providing a pleasant outlook.





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Accommodation:  
Internal Stair/Hallway  
Spacious Lounge/Dining Room  
Kitchen  
Two Double Bedrooms  
Bathroom

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. 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 & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, gas and electricity. Gas Central Heating. Double Glazing.

### EPC Rating

D

### Council Tax Band

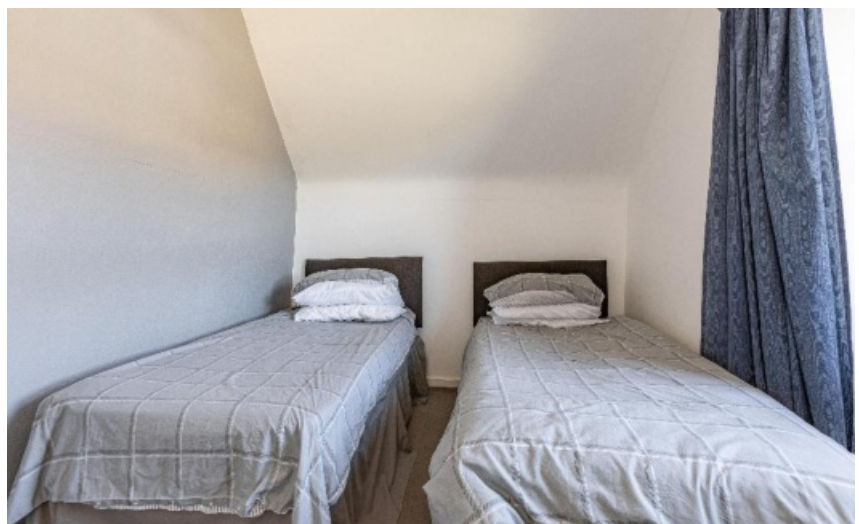
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### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement



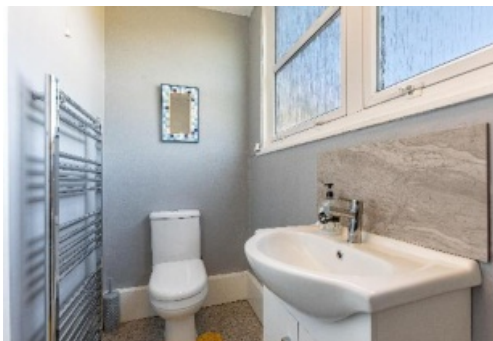
**Interested in this property?**  
**Call 01896 758311**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



### 53 Gala Park, Galashiels, TD1 1ET

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft

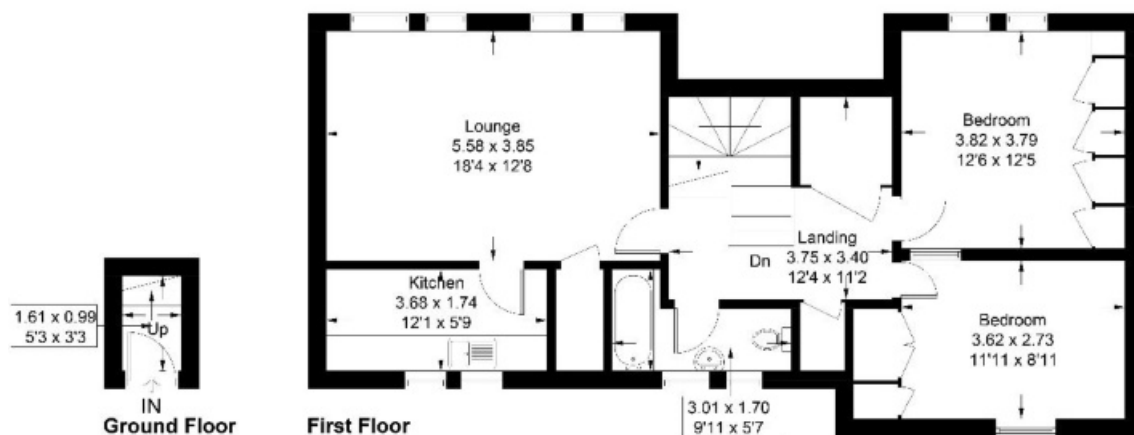


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1204234)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.