

**Galashiels**

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## 193 Gala Park, Galashiels

TD1 1HF

**Guide Price £80,000**



Situated in a convenient location, this ground floor flat offers practical living space ideal for first time buyers, downsizers or investors. 193 Gala Park comprises an open-plan living room and kitchen area and off the main living area there is a single bedroom, which could also be used as a home office or study. A well-proportioned double bedroom with fitted wardrobes and a shower room complete the accommodation. This property offers an affordable opportunity in a well-established area with easy access to local amenities and transport links. Parking is available on-street.





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Hall  
Open plan lounge/kitchen  
Double Bedroom  
Single Bedroom  
Shower Room

Double Glazing  
Gas Central Heating

On Street Parking

## Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

## Fixtures and Fittings

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

## Services

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

## EPC

D

## Council Tax Band

A

## 193 Gala Park, Galashiels, TD1 1HF

Approximate Gross Internal Area = 40 sq. m / 434 sq. ft.



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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.

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