

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



260 Gala Park, Galashiels, TD1 1HQ

Guide Price £125,000



260 Gala Park is a well presented first and upper floor maisonette which is located in a popular area of Galashiels, served by good local amenities and within comfortable reach of the town centre. Having recently been refurbished throughout, it is presented in very good order ensuring it is ready to move into, and provides well proportioned accommodation with a flexible layout allowing for four bedrooms or a second public room depending on preference. Outside there is an area of private garden to the rear, along with external storage, with plenty of parking available on street.



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First Floor:
Entrance Hall
Lounge
Kitchen
Bedroom/Dining Room

Second Floor
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private garden
Coal cellar & shared wash house



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. The white goods are also to be included although no guarantees will be given as to the working condition.

Services

Mains drainage, water and electricity. Gas central heating. Double Glazing.

EPC Rating

C

Council Tax Band

B

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



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

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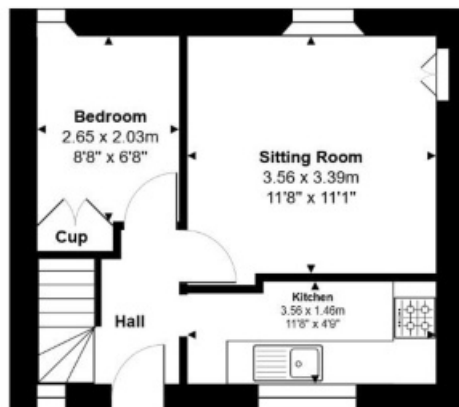
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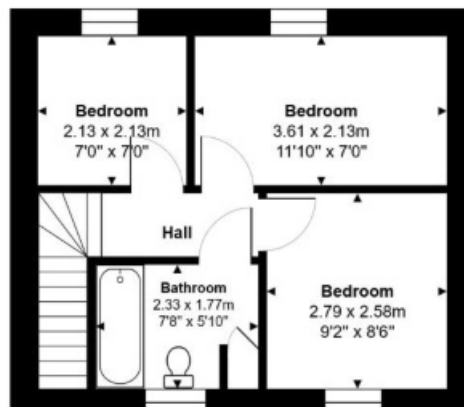


260 GalaPark, Galashiels, TD1 1HS

Approximate Gross Internal Floor Area: 57.9 m² ... 623 ft²



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.