



302 GALA PARK, GALASHIELS, TD1 1HQ



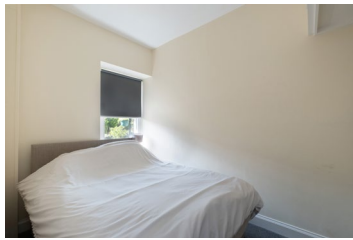
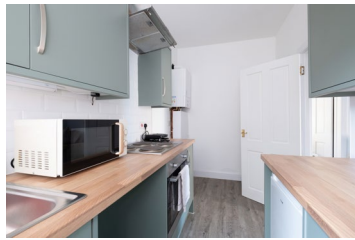
- CLOSE TO TOWN CENTRE AND LOCAL SHOPS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO PRIMARY AND SECONDARY SCHOOLS
- ENCLOSED GARDEN
- INVESTMENT OPPORTUNITY

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DESCRIPTION

A ground floor end of terrace flat in a popular residential area. It benefits from gas central heating and double glazing and has a fully enclosed garden at the rear. It is close to local shops, primary and secondary schools, town centre shops and other amenities, and Transport Interchange with train services to Edinburgh and Tweedbank. It could provide a rental opportunity. Ample unrestricted on-street parking is available immediately outside the property.

ACCOMMODATION

ENTRANCE

The entrance door faces directly onto the street and opens into a vestibule off which sit the lounge and the shower room.

LOUNGE

The lounge is a spacious, bright, and welcoming room which overlooks the front of the property. It benefits from an alcove with a storage cupboard, and a central heating radiator is fitted in the room. Two further doors lead respectively to the kitchen and bedroom.

KITCHEN

The galley style kitchen is a bright functional workspace overlooking the back garden. Light wood laminate worktops run on two sides of the room with integral stainless steel sink, and four ring electric hob and oven. The walls behind the worktops are fully covered with white tiles and amply supplied with electric power points. Ample storage is provided by wall and floor mounted units with dedicated spaces for installing white goods. A central heating radiator and extractor fan are fitted in the room.

BEDROOM

This bright room overlooks the back garden through a large double glazed window. It benefits from a large built in wardrobe with additional storage above.

SHOWER ROOM

The shower room has a white suite of wash basin, toilet, and walk-in shower cabinet over which is fitted a shower fed from the main water supply and shielded by a hinged glass shower door. The walls behind the shower are fully

fitted with white frost waterproof wall boarding, the remaining walls are partially fitted with the same. A central heating radiator and extractor fan are fitted in the room.

OUTSIDE

The flat has a fully enclosed and defined share of garden ground, which accommodates a garden shed at the rear of the block. This is accessed by a common close from the street, shared with neighbouring properties.

SERVICES

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

EXTRAS

All fixtures and fittings are included in the sale. The refrigerator in the kitchen is included in the sale, but it and other electrical appliances which might be included, are sold without guarantee.

ENTRY

By arrangement with sellers.

HOME REPORT

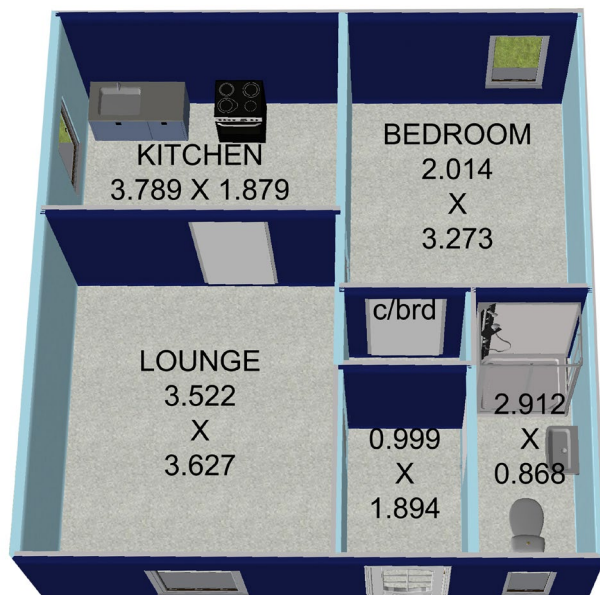
Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit www.onesurvey.org, and follow the instructions.

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.



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