

Galashiels

Call 01896 758311



CULLEN KILSHAW
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44 Gala Park

Galashiels, TD1 1EZ

Guide Price £90,000



44 Gala Park is a generously proportioned first and attic floor maisonette, situated in a popular residential area just a short stroll to the town centre and all amenities, including the Transport Interchange. The accommodation comprises entrance hallway, lounge, breakfasting kitchen, two double bedrooms and a bathroom with separate shower cubicle. The property has been well maintained and is presented in good order throughout, also having the benefit of eaves storage on the attic floor. Externally, there is a shared drying area to the rear and ample parking on street. An ideal first time purchase or rental investment.



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Accommodation:

First Floor
Entrance Hall
Lounge
Breakfasting Kitchen
Bathroom

Attic Floor:

Landing
Two Double Bedrooms
Storage

Outside:

Shared drying green
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.

Services

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

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, blinds, light fittings, kitchen fittings, bathroom fittings and white goods. Other items can be available by separate negotiation.

EPC

D

Council Tax Band

B

Viewings

Strictly by appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property? Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
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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
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 91.0 sq m / 979 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257697)

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.