

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 119 Magdala Terrace

Galashiels, TD1 2HX

**Guide Price £105,000**



This spacious two bedroom maisonette sits in one of Galashiels' most popular residential areas, offering a fantastic opportunity for first time buyers or anyone seeking a comfortable, well kept home with room to make it their own. Presented in good order throughout, it features a lovely large lounge positioned to the rear, creating a peaceful setting ideal for relaxing or entertaining. The generous kitchen provides excellent workspace, while both bedrooms are well proportioned doubles, giving plenty of flexibility for guests, home working, or additional storage. A real highlight is the private garden, beautifully maintained by the current owner and perfect for enjoying the outdoors. To the rear, the property also benefits from private off road parking - an increasingly sought after advantage in this area. A welcoming home with great space, a quiet outlook, and scope to personalise.



# 119 Magdala Terrace

Galashiels, TD1 2HX

**Guide Price £105,000**

First Floor  
Entrance Hall  
Lounge  
Kitchen

Upper Floor  
Two Double Bedrooms  
Bathroom

Garden to rear

Off street parking



### 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 and electricity. Gas Central Heating. Double Glazing.

### EPC Rating

C

### Council Tax Band

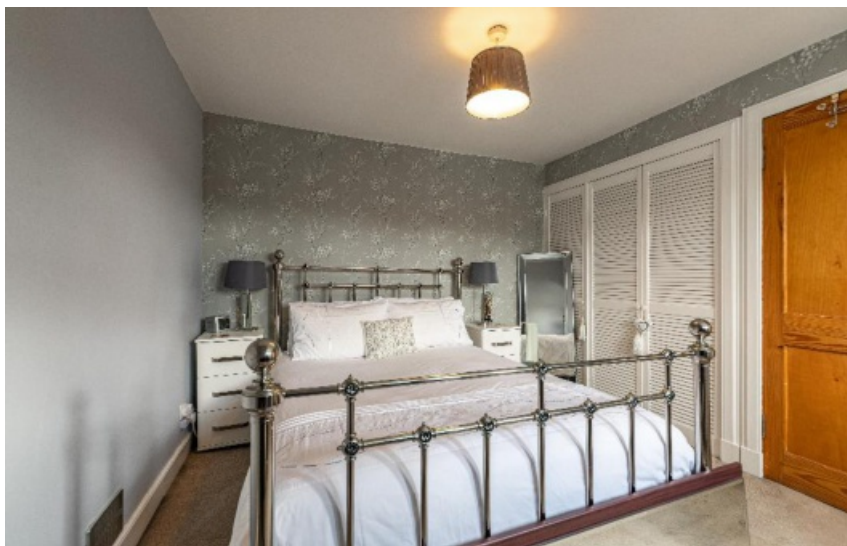
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### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement



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

27 Market Street,  
Galashiels, TD1 3AF  
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Fax: 01896 758112  
Email: gala@cullenkilshaw.com

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

Also At:

Galashiels,	Tel 01896 758 311
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 81.7 sq m / 879 sq ft

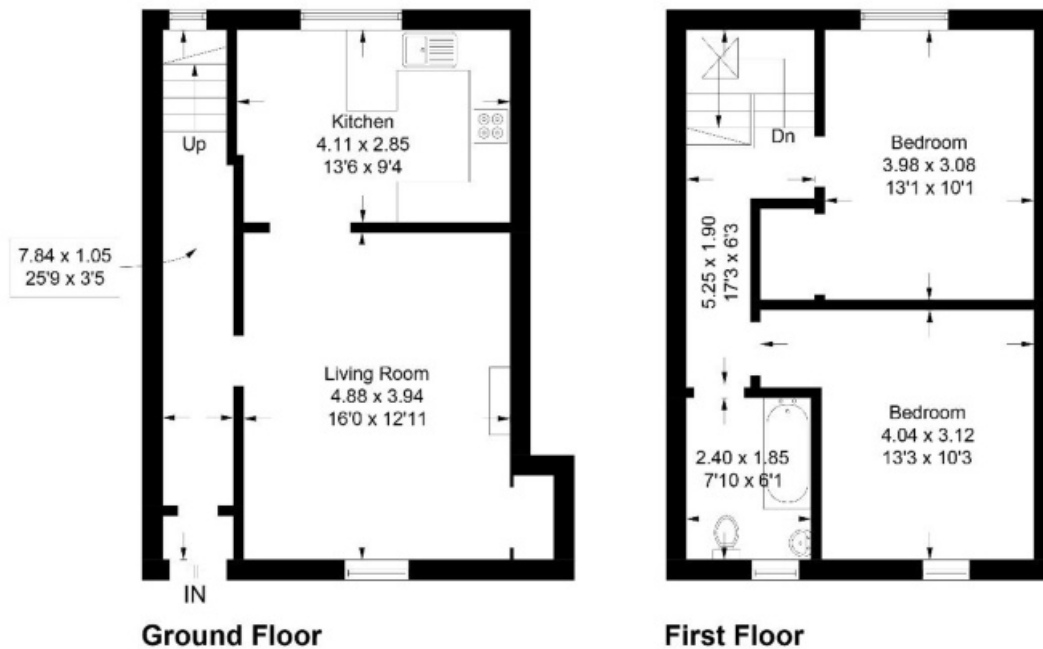


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288207)

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.