

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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181 Gala Park, Galashiels

TD1 1HF

Guide Price £125,000



181 Gala Park is a well presented first and upper floor maisonette apartment, ideally located close to good local amenities and within comfortable walking distance of the town centre and railway station, with direct access to Edinburgh city centre in under an hour. Finished in fresh neutral tones, the property is ready to move straight into and would be ideal for as a first time buy, starter family home or potential rental investors. The accommodation comprises: Hall, Lounge with Dining Area, Kitchen, Downstairs WC, Three Bedrooms and Family Bathroom. Outside, there is a low-maintenance garden and a useful outhouse for additional storage. Early viewing of this lovely property is essential.



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Hall
Lounge with Dining Area
Kitchen
Downstairs WC
Three Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Garden
Outhouse



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 & 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, double glazing.

EPC

C

Council Tax Band

B

Viewing

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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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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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



181 Gala Park, Galashiels

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft

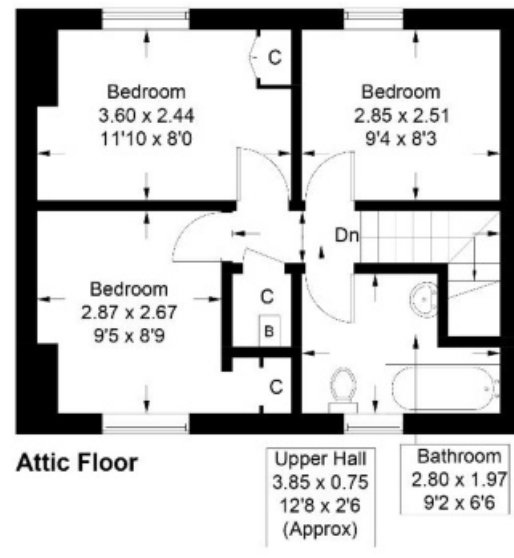
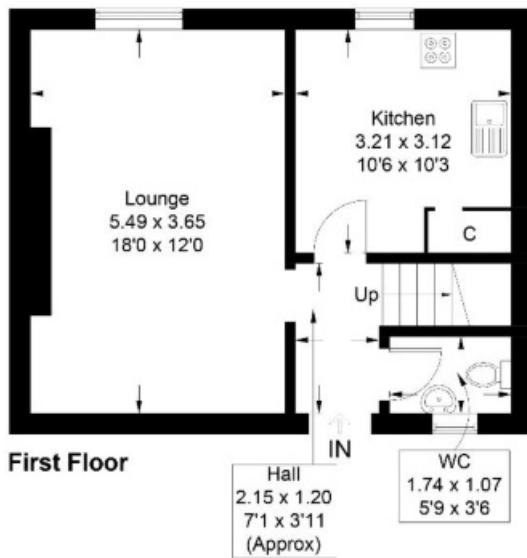


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295785)

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.