

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Gala Terrace

Galashiels, TD1 3JT

Guide Price £150,000



Ideally located just a short walk from Galashiels town centre, this first and upper floor dwelling offers deceptively spacious accommodation with the added benefit of its own main door entrance. Well laid out and naturally bright throughout, it provides an attractive option for those seeking convenience without compromising on space. The lovely lounge enjoys dual aspect windows, creating a light and welcoming room to relax in, while the large dining kitchen forms a real focal point - perfect for everyday living or entertaining. The upper level continues the sense of space, with well proportioned accommodation suited to a range of needs. Externally, there is a shared area of garden that is easy to maintain along with an outhouse, ideal for those looking for outdoor space without the upkeep of larger grounds. Ample on street parking is available directly outside. A centrally located, surprisingly spacious home offering comfort, practicality and excellent access to local amenities.



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First Floor
Entrance Hall
Lounge
Dining Kitchen
WC

Upper Floor
Three Bedrooms
Bathroom

Shared garden
Outhouse



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, electricity and gas. Double Glazing. Gas central heating.

EPC Rating

D

Council Tax Band

B

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01896 758311

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
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
Jedburgh,	Tel 01835 863 202
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Peebles,	Tel 01721 723 999
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 = 104.4 sq m / 1124 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298334)

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.