

**Galashiels**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 227 Magdala Terrace, Galashiels

TD1 2HU

**Guide Price £70,000**



227 Magdala Terrace is a spacious first-floor flat set back from the road, offering a peaceful position with pleasant views across Galashiels. The property features a generously sized double bedroom and an exceptionally large lounge, providing excellent living space and plenty of natural light. While the flat would benefit from a degree of modernisation and upgrading, it offers fantastic potential for buyers looking to put their own stamp on a home. Outside, there is a shared drying green and on-street parking available nearby. This property is likely to appeal to first-time buyers, as well as buy-to-let investors seeking an opportunity with scope for improvement.



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Hall  
Lounge  
Kitchen  
Double Bedrooms  
Bathroom

Electric Heating  
Double Glazing

Shared Garden  
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.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water and electricity. Electric heating & double glazing.

### EPC

F

### Council Tax Band

A

### 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  
Phone: 01896 758311  
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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     |
| Hawick,     | Tel 01450 3723 36     |
| Kelso,      | Tel 01573 400 399     |
| Melrose,    | Tel 01896 822 796     |
| Peebles,    | Tel 01721 723 999     |
| Selkirk,    | Tel 01750 723 868     |
| Langholm,   | Tel 013873 80482      |
| Annan,      | Tel 01461 202 866/867 |
| Tranent,    | Tel 01875 611211      |



**227 Magdala Terrace, Galashiels, TD1 2HU**

Approximate Gross Internal Floor Area: 60.8 m<sup>2</sup> ... 654 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.