

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



39 Magdala Terrace

Galashiels, TD1 2HS

Fixed Price £100,000



Located in a popular and well established area of Galashiels, this three bedroom ground floor flat offers very comfortable accommodation on one level, ideal for those seeking an easily managed starter home or a well proportioned property to downsize to. Well kept by the present owner, it is presented in good order throughout while still offering scope for a new owner to personalise over time. The layout is practical and welcoming, with well proportioned rooms that provide a good sense of space. Externally, the property benefits from a generous private garden to the rear, complete with a pleasant summerhouse that creates an inviting spot to relax or entertain. A further area of garden lies to the front, adding to the overall appeal. A lovely opportunity in a sought after part of town, combining convenience, comfort and the potential to make it your own.



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Accommodation
Vestibule
Entrance Hall
Lounge
Kitchen
Three Bedrooms
Bathroom

Private gardens to the front & rear
Summerhouse



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
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



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Approximate Gross Internal Area = 77.1 sq m / 830 sq ft

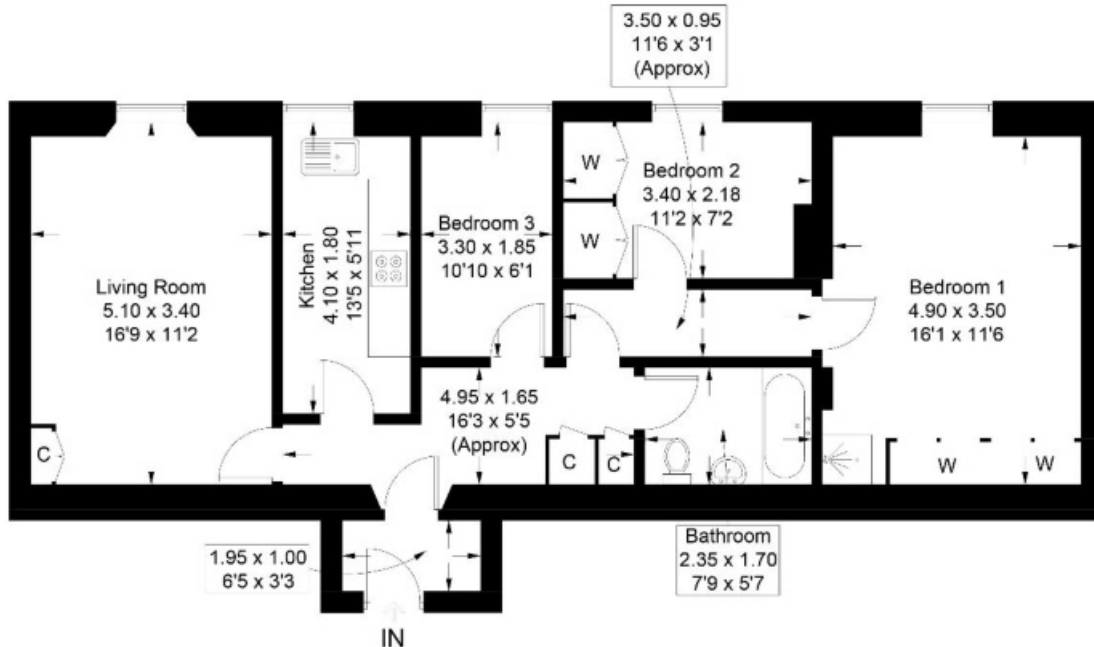


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312280)

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.