

Galashiels

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CULLEN KILSHAW
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121 Magdala Terrace, Galashiels, TD1 2HX

Offers Over £140,000



121 Magdala Terrace is a surprisingly spacious ground floor flat, originally formed from two separate dwellings, situated in a popular residential area on the outskirts of town. Offering a well-proportioned and versatile layout, the property is ideally suited to first-time buyers or those looking to downsize to an easily managed home. The property has been extensively renovated to a high standard, with the kitchen, living room and bathroom all benefiting from stylish, contemporary finishes. In addition, an en-suite has been created to one of the bedrooms, further enhancing the property's practical and versatile layout. A pleasant conservatory, accessed from the lounge, provides an attractive additional living area and enjoys views over the garden. Externally, the property benefits from an enclosed garden to the front, together with a larger private garden to the rear featuring timber decking. The rear garden is accessed directly from the property, providing a practical and enjoyable outdoor space. Ample on-street parking is available nearby.



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Accommodation:

Hall
Lounge
Conservatory
Dining Kitchen
Three Double Bedrooms
Shower Room

Gardens to front & rear
On-street parking

Gas Central Heating
Double Glazing



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

D

Council Tax Band

B

Viewing

Strictly by appointment with the Selling Agent

Entry

By mutual agreement.



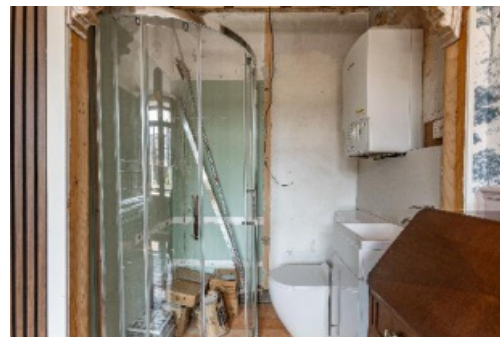
**Interested in this property?
Call 01896 758311**

27 Market Street,
Galashiels, TD1 3AF
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

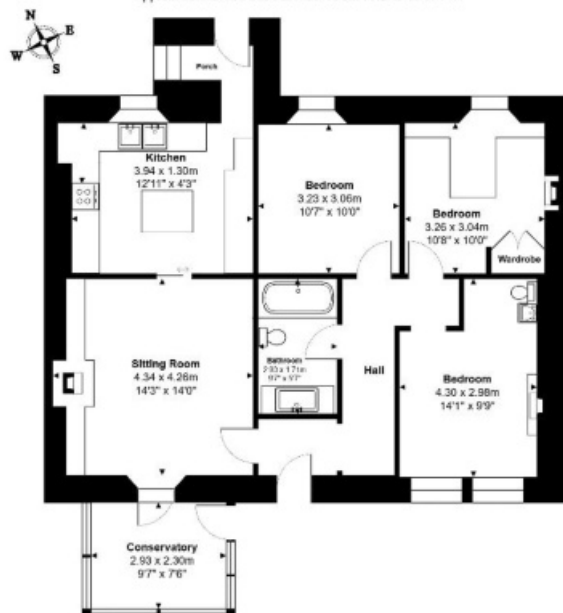
Also At:

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Approximate Gross Internal Floor Area: 90.2 m² ... 971 ft²



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.

PROPHOTO

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.