

Galashiels

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3 Gala Water Apartments, Gala Lane, Galashiels

TD1 3BD

Guide Price £170,000



3 Gala Water Apartments is a beautifully presented first-floor flat within a modern, exclusive development in Galashiels, completed just six years ago and comprising only eight apartments. Presented in true turnkey condition, the property offers bright, contemporary accommodation throughout. The open-plan living and kitchen area provides an ideal space for both relaxing and entertaining, while the two well-proportioned bedrooms include a principal bedroom with an en-suite shower room. A stylish family bathroom completes the accommodation. The development benefits from a secure entry intercom system and lift access, providing both convenience and peace of mind. The apartment also enjoys stunning elevated views across Galashiels, adding to its appeal. This exceptional property would suit a wide range of buyers, including first-time purchasers, professionals, those looking to downsize, or anyone seeking a low-maintenance home in a modern and sought-after development.



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Accommodation:
Hall
Open Plan Living/ Kitchen
Two Bedrooms
En-suite Shower Room
Bathroom

Gas Central Heating
Double Glazing

Intercom Entry
Lift



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.

Factor Charge

There is a monthly service charge of £50pcm for the maintenance of the lift and any works that are required to be carried out to communal areas.

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

B

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



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Approximate Gross Internal Area = 65.2 sq m / 702 sq ft

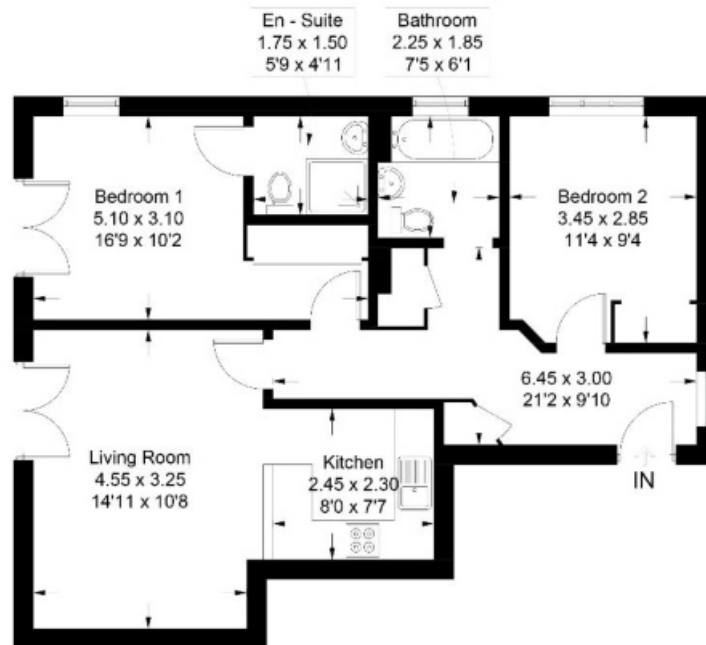


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1321343)

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.