

Galashiels
Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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56 Gala Park, Galashiels

TD1 1EZ

Guide Price £70,000



56 Gala Park is an attractive first and upper floor flat which is located within a popular area of Galashiels, just a short walk from the town centre, railway/bus station, and most amenities. It is perfectly suited to those searching for an easily managed and affordable starter property, is presented in good order, and would also make a suitable investment opportunity. Outside, there is a communal area of garden whilst plenty of parking is available on street.



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First Floor:
Entrance Hall
Lounge
Kitchen

Upper Floor:
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Communal garden area

Location:

Situated on the Gala Water in 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, tennis, swimming and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures and Fittings:

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water, electricity and gas. Double glazing. Gas central heating.

Viewing:

By appointment with the Selling Agents.

Entry:

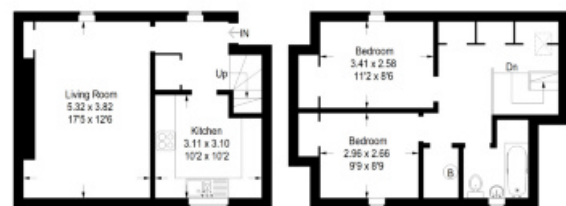
By mutual agreement.

EPC Rating:

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56 Gala Park, Galashiels, TD1 1EZ

Approximate Gross Internal Area (Including Attic) = 74.5 sq m / 802 sq ft



First Floor

Attic

Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplans@weisk.com © 2021 (10748048)

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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.

Full members of:

