

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 171 Gala Park, Galashiels

TD1 1HF

**Fixed Price £120,000**



171 Gala Park is a particularly spacious first and upper floor dwelling, benefiting from private gated access to the rear of the property. The property opens out to provide a very spacious and flexible layout, boasting a large dining kitchen and a generous lounge, creating a superb family home which enjoys an excellent degree of privacy and is well situated for most amenities and facilities. Outside, there is an enclosed private garden whilst ample parking is available on street.



# 171 Gala Park, Galashiels

TD1 1HF

**Fixed Price £120,000**

First Floor:  
Entrance Hall  
Lounge  
Dining Kitchen  
Bedroom  
Box Room/Office

Second Floor  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing  
Enclosed Garden



**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 and Fittings:**

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

**Services:**

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

**EPC:**

E

**Viewings:**

By appointment with the Selling Agents.

**Council Tax Band:**

B

**Entry:**

By mutual agreement.



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

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
Email: gala@cullenkilshaw.com

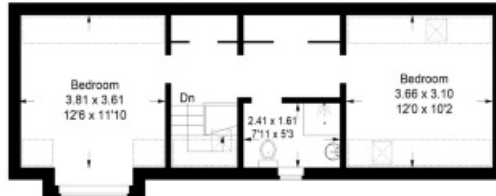
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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

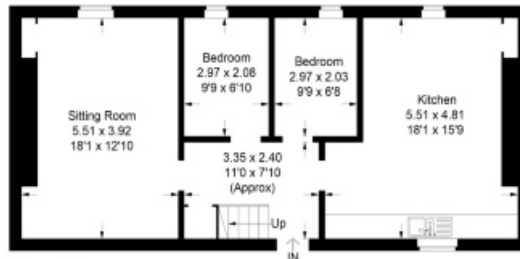


**171 Gala Park, Galashiels, TD1 1HF**

Approximate Gross Internal Area  
113.4 sq m / 1221 sq ft



First Floor



Ground Floor

☐ = Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID 910138 )

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.