

HASTIN<sup>LEGAL</sup>&S



34 Magdala Terrace

Galashiels

Offers Over £199,000







The perfect family home,  
featuring flexible  
accommodation, spacious  
rooms and low  
maintenance gardens.





A striking stone built semi-detached property in the heart of Galashiels, offering generous and flexible accommodation across three spacious floors; with the option to have three well-appointed bedrooms and a single. To the front sits a large kitchen with plenty of wall and base units and space for dining table and chairs; and a bright and welcoming living room which captures wonderful views over the town and beyond, this is ideal for families with plenty of space for modern living, to a useful utility area, with a neighbouring snug, which could be used as your fourth bedroom if required. 34 Magdala Terrace is complemented by low-maintenance gardens to both front and rear, providing a perfect canvas for gardening enthusiasts with ample space for colourful pots and plants, and a dedicated vegetable garden, with a shed and greenhouse complete with patio to enjoy the sunshine.

### LOCATION

The vibrant town of Galashiels is centrally located within the Scottish Borders; benefitting an excellent range of amenities, shops, transport facilities and schools. A selection of independent retailers thrive, with the Heartland Artisans Market a monthly highlight, and with larger superstores and national chains also available at the Gala Water retail park. Schooling from nursery to secondary level are all easily accessible, with private schooling at nearby St Mary's in Melrose. The town hosts the well reputed textile college Heriot Watt, as well as a Borders College Campus. The property benefits from easy access to Edinburgh via the A7, and lies within easy distance of the Borders rail connection with the opening of the Waverley Line station and Interchange a short stroll. The town has good road and bus connections to all central Borders towns and is within easy travelling distance to major employers at Scottish Borders Council and the Borders General Hospital.

### HIGHLIGHTS

- Fantastic Family Home
- Spacious & Flexible Accommodation
- Low Maintenance Gardens
- Fine Views

### ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Dining Kitchen, Utility, Snug/Bedroom Four, Bathroom, Single Bedroom, Two Double Bedrooms.

### SERVICES

Mains electricity, water, gas central heating & double glazing.

### ADDITIONAL INFORMATION

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

### COUNCIL TAX

Band C

### ENERGY EFFICIENCY

Rating E

### TENURE

Freehold

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### PRICE & MARKETING POLICY

Offers over £199,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





