



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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114 Gala Park, Galashiels, TD1 1EZ

Guide price £75,000









# 114 Gala Park Galashiels, TD1 1EZ

- Spacious 1 Bed Apartment
- Modern Gas Central Heating
- Large Double Bedroom
- Train Station Nearby
- Potential Rental Investment
- Ground Floor
- Modern Kitchen & Shower Room
- Close to Town Centre
- Ideal First Time Buy
- Communal Garden

We are delighted to offer this well-presented ground floor apartment in a popular residential location close to Galashiels town centre and local transport links including the Galashiels Railway Station. 114 Gala Park provides a fantastic First-Time Buy or Downsizing opportunity, and benefits from good quality fixtures and fittings throughout, gas central heating and double glazing. There is also a delightful area of communal garden to the side of the property and an outside store.

- ENTRANCE VESTIBULE - LOUNGE - INNER HALLWAY - BEDROOM - KITCHEN - SHOWER ROOM -



### Internally

The property is entered via a timber front door into the entrance vestibule, which follows through to the well-proportioned lounge which benefits from a large storage cupboard and has space for a small dining table. A small flight of steps takes you down to the inner hallway, providing access to the generous double bedroom, shower room and kitchen. The property is found in immaculate condition throughout with modern fixtures and fittings.

### Kitchen

The Kitchen is fitted with a range of modern white gloss wall and base units overlaid with white stone-effect worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven, hob and extractor hood. There are free-standing appliance spaces for a washing machine and fridge-freezer. Stylish splashbacks and vinyl flooring complete the look.

### Shower Room

The Shower Room is fitted with a modern 3-piece suite including WC, vanity cloakroom basin and shower enclosure fitted with modern electric shower and laminated splashbacks.





### Externally

There is a communal garden to the side of the property bounded by tall privacy fencing and laid to a mixture of paving and grass. The garden is believed to be shared with two other properties, and provides a great outdoor entertaining space.

### Outbuildings

There is a brick-built store within the communal garden grounds accessed via a timber door.

### Location

The property is located within a well-established residential area close to shops, bars, restaurants within Galashiels town centre.

The Galashiels Interchange is also close-by, providing regular bus routes throughout the Scottish Borders and beyond to Edinburgh, Carlisle and Berwick Upon Tweed. The Interchange also houses the train station with regular train services to Edinburgh Waverley Station making Galashiels the perfect location for commuting to the City. Journey times are typically under one hour.

### Fixtures & Fittings

All fitted carpets, floor coverings, blinds and integrated appliances are to be included within the sale.

### Services

Mains water, gas, electric and drainage. Modern gas heating and double glazing.

### Council Tax

Council Tax Band A.

### Home Report

A copy of the Home Report is available to download from our website.

### Viewings

Strictly By Appointment via James Agent.

### Offers

All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.

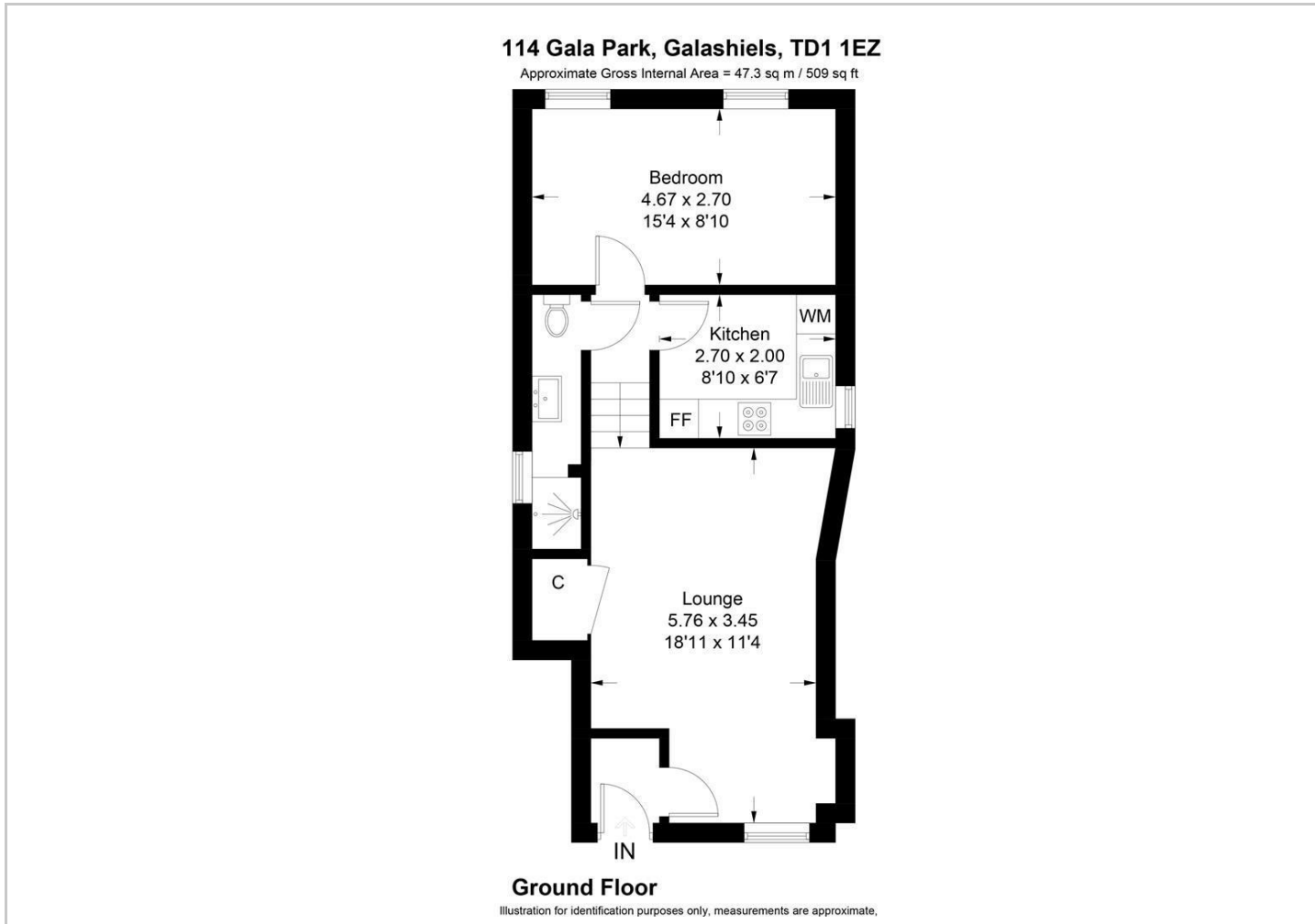








## Floor Plans



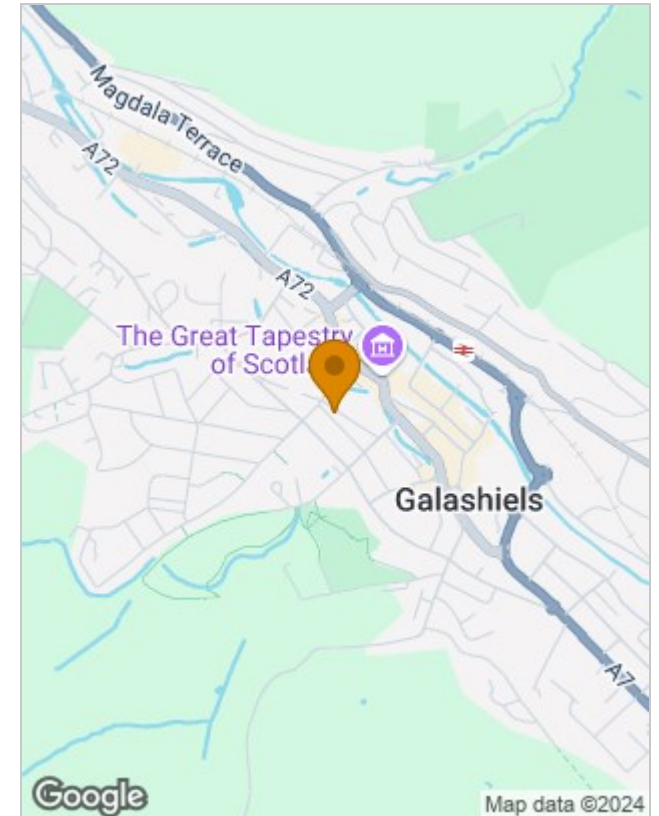
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

## Location Map



## Energy Performance Graph

