



**JAMES AGENT**

ESTATE AGENTS & PROPERTY CONSULTANTS



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306 Gala Park, Galashiels, TD1 1HQ

Guide price £120,000



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# 306 Gala Park, Galashiels, TD1 1HQ

- Ground Floor Apartment
- Modern Fixtures & Fittings Throughout
- Large Private Garden
- Two Bedrooms
- Close to Transport Links
- Ideal Downsizing Opportunity
- Immaculately Presented
- Summerhouse
- Close to Town Centre
- popular Residential Location

We are delighted to bring to the market this spacious and very well-presented two-bedroom ground floor apartment situated in a convenient location close to all local amenities and transport links within Galashiels town centre. The property offers a perfect balance of practicality and style, ideal for those looking to downsize without compromising on space and comfort. The property further benefits from well-maintained private gardens to the rear accessed via a set of French doors from the dining kitchen. The property further benefits from modern fixtures & fittings, gas central heating, double glazing and a large timber framed summer house.

## ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - DINING KITCHEN - TWO DOUBLE BEDROOMS - SHOWER ROOM -



### Internally

Upon entering the property via a traditional timber door, you are welcomed by a very spacious hallway with large storage cupboard. The bright and airy lounge is ideal for relaxation and includes a focal point electric fire suite. Adjacent to the lounge is the large dining kitchen, offering ample space for meal preparation, dining and entertaining. The kitchen is equipped with modern appliances and plenty of storage, making it a practical and inviting space to enjoy meals and gatherings. The property boasts two double bedrooms, with the principal bedroom having built-in storage. The modern shower room completes the accommodation.

### Kitchen

The dining kitchen is fitted with a spectacular cream shaker-style kitchen with pull-out larder and overlaid with solid wood worktops incorporating a composite sink with mixer taps. Integrated appliances include an electric oven, microwave, induction hob with matching attractor hood, dishwasher and fridge freezer. The kitchen boasts plentiful space for a dining table and has French door leading straight out to the rear gardens providing an excellent additional living space.





### Shower Room

The well-appointed shower room is fitted with a 3-piece suite including WC, vanity basin and quadrant shower cubicle with mixer shower and laminated splashbacks. Fresh neutral decor and a large window provide a light and bright feel.

### Externally

#### Outbuildings

There is a timber summer house located within the rear garden.

There is a multi-purpose store located to the rear of the property.

#### 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.

### Services

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

### Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale. The summerhouse is also included within the sale.

### Council Tax

Council Tax B.

### Home Report

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

### Viewings

Strictly By Appointment via James Agent.

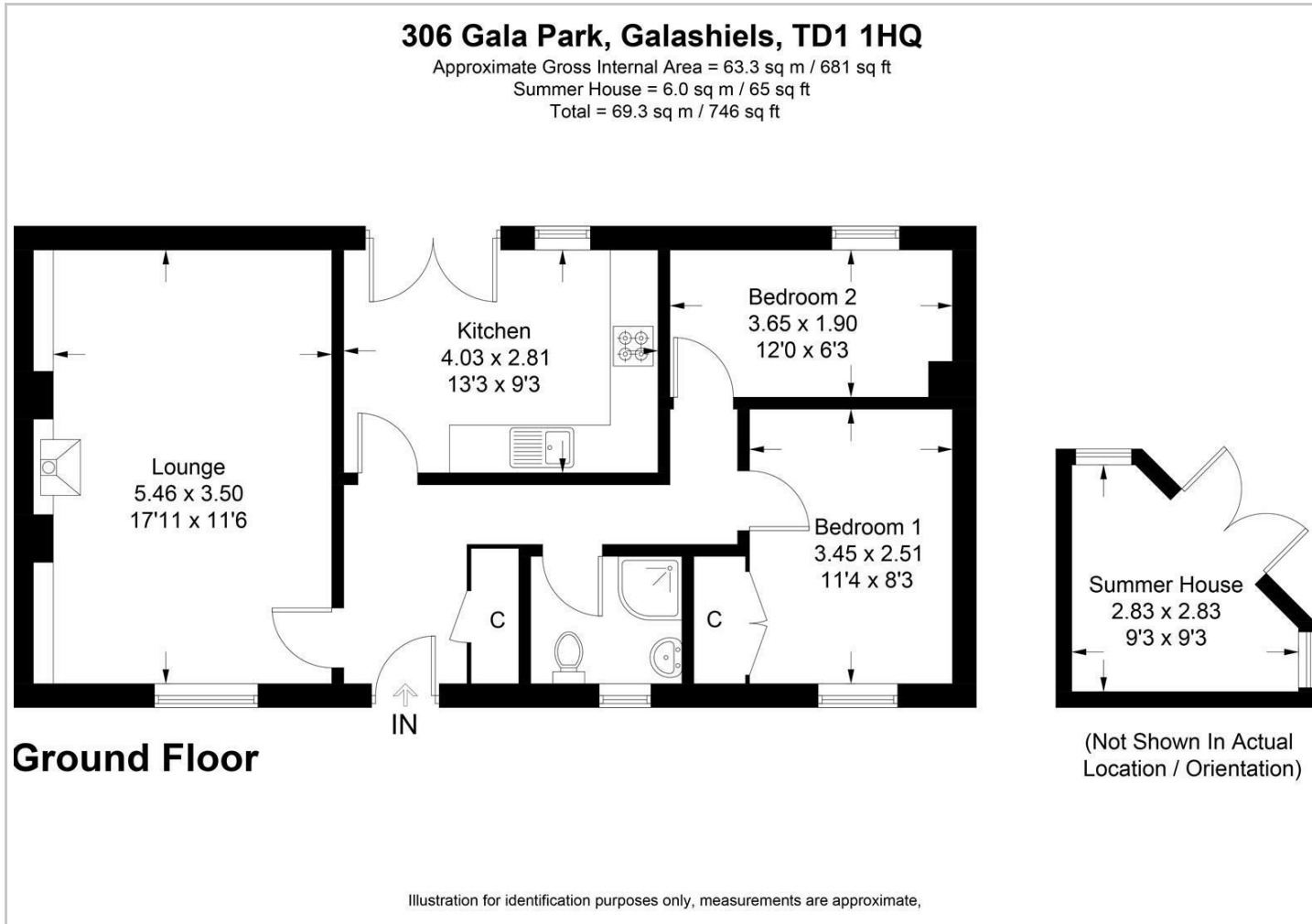
### Offers

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.

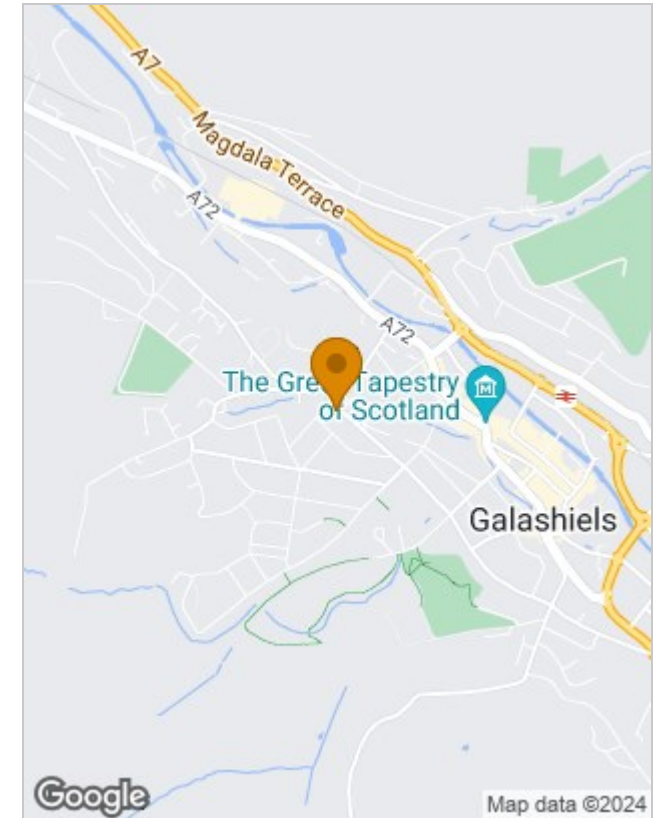




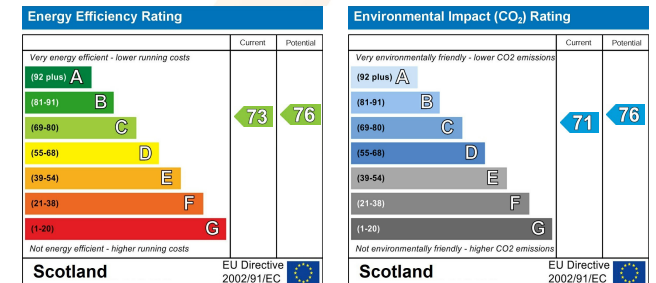
## Floor Plans



## Location Map



## Energy Performance Graph



## 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