



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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102 Gala Park, Galashiels, TD1 1EZ

Guide price £55,000





102 Gala Park Galashiels, TD1 1EZ

- One Bedroom Apartment
- Sought-After Area
- Gas Central Heating
- Ideal Downsizing Opportunity
- Investment Potential
- Town Centre Location
- Well-Presented Throughout
- Double Glazing
- Fantastic First-Time Buy
- Short Walk to Train Station

We are delighted to offer this well-presented first floor apartment providing a fantastic First-Time Buy, Investment or Downsizing opportunity. Located in a popular residential location, just a stone's throw from Galashiels town centre and local transport links including the Galashiels Railway Station. The property is presented in good condition throughout and benefits from modern gas central heating and double glazing.

- ENTRANCE HALL - LOUNGE/KITCHEN - BEDROOM - SHOWER ROOM -



Internally

The property is entered via a timber door front from the communal staircase. There is a well-proportioned lounge/kitchen with a large window allowing plentiful light. There is bright double bedroom and modern shower room.

Kitchen

The Kitchen is fitted with a range of wall and base units overlaid with stone-effect worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven and gas hob. There are spaces for an under-counter freestanding fridge/freezer and washing machine.

Bathroom

The spacious bathroom is fitted with a 3-piece suite including WC, pedestal basin and shower cubicle with electric shower, tiled splashbacks and glass shower screen.

Externally

There is a shared garden area located at the side of the property.





Location

The property is located within a popular residential area where local amenities are readily available nearby. There are regular bus services with a bus stop located in close proximity to the property on Bank Street. A comprehensive range of amenities are readily available a just a stone's throw away in Galashiels town centre including Galawater Retail Park and Galashiels Transport Interchange. The Interchange houses the main Borders railway station providing regular services to and from Edinburgh Waverley Station.

Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale. All furniture and white goods available by negotiation.

Services

Mains water, gas, electric and drainage. Gas central heating and double glazing.

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.

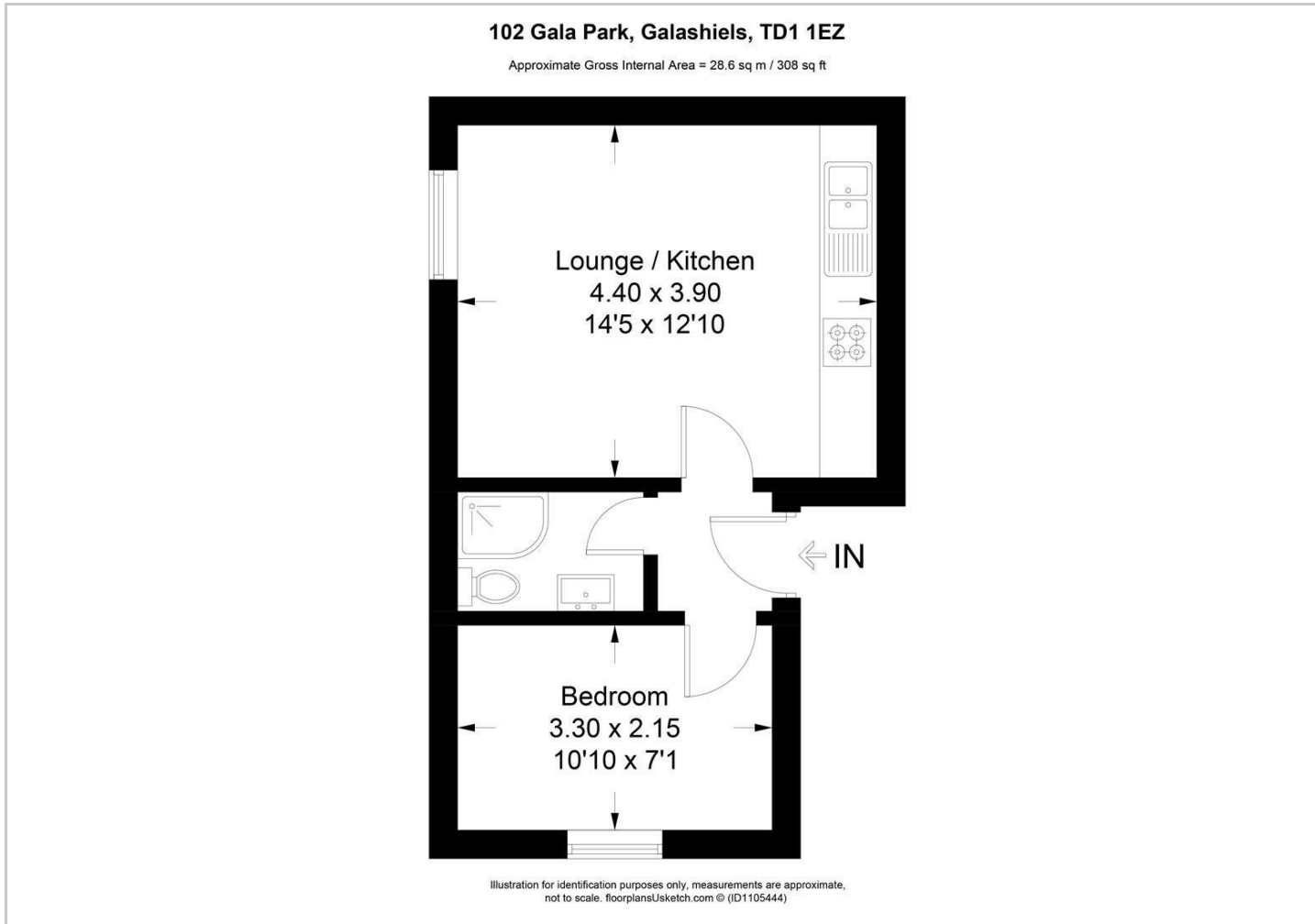
Offers

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



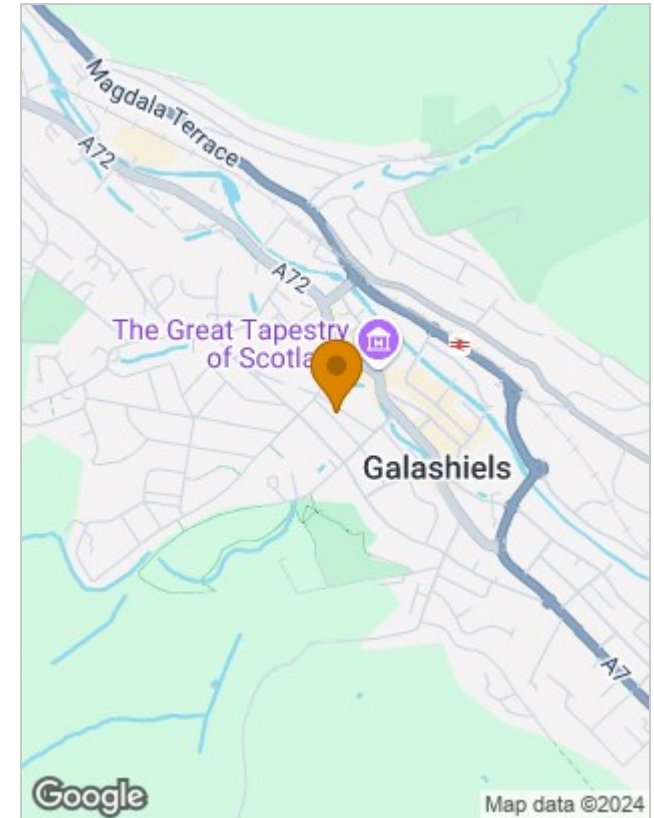
Viewing

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

