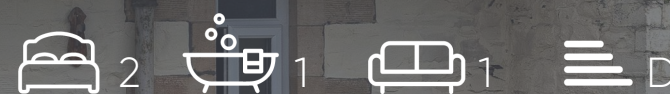


276 Gala Park, Galashiels, TD1 1HQ

Guide price £120,000









# 276 Gala Park Galashiels, TD1 1HQ

- 2 Bedroom Maisonette
- Very Well-Presented
- Large Outhouse
- Popular Residential Location
- Schooling Close-by
- Modern Fixtures & Fittings
- Private Garden
- Gas Central Heating & DG
- Ideal First-Time Buy
- Close to Town Centre

We are delighted to bring to the market this very well-presented two-bedroom maisonette in a very popular residential area close to Galashiels town centre. The property benefits from modern fixtures & fittings, fresh decoration, modern gas central heating and private gardens.

The property is situated close to a variety of local amenities including local shops, hair salons, swimming pool and the Scott Park. Galashiels town centre is within easy walking distance, including the Galashiels Railway Station and Transport Interchange. A great range of schooling is available nearby including the well-regarded Burgh Primary School and Galashiels Academy.

- ENTRANCE HALL - LOUNGE - KITCHEN - 2 DOUBLE BEDROOMS - SHOWER ROOM -



Guide price £120,000



## Internally

The property is entered via a UPVC multi-locking front door into the entrance hallway. The lounge is of a good size with plentiful space for lounge and dining furniture. The bright kitchen enjoys a view over towards the garden. On the second floor, the hall landing gives access to two double bedrooms and the shower room. There is also an attic offering excellent storage.

## Kitchen

The kitchen is fitted with a good range of shaker-style wall and base cabinetry finished with laminate worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven and 4-burner gas hob. There are freestanding appliance spaces for a tall fridge/freezer and washing machine.

## Shower Room

The shower room is fitted with a 3-piece suite including WC, pedestal basin and quadrant enclosure with mixer shower and tiled splashbacks.

## Externally

There are private gardens to the rear of the property bound by timber fencing. The gardens are low-maintenance, incorporating a large patio ideal for entertaining.

## Outhouses

There are two brick-built outhouses.



### Services

All mains services, gas central heating and double glazing.

### Location

The property is located within a very popular residential area where local amenities are readily available nearby. There is a regular bus service which runs daily with a bus stop located in close proximity to the property. More comprehensive amenities are readily available a short distance 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.

Galashiels is the largest of the Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

### Fixtures & Fittings

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

### Council Tax Band

Band B.

### Home Report

A copy of the Home Report can be downloaded from our website.

### Viewings

Strictly By Appointment Only 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.

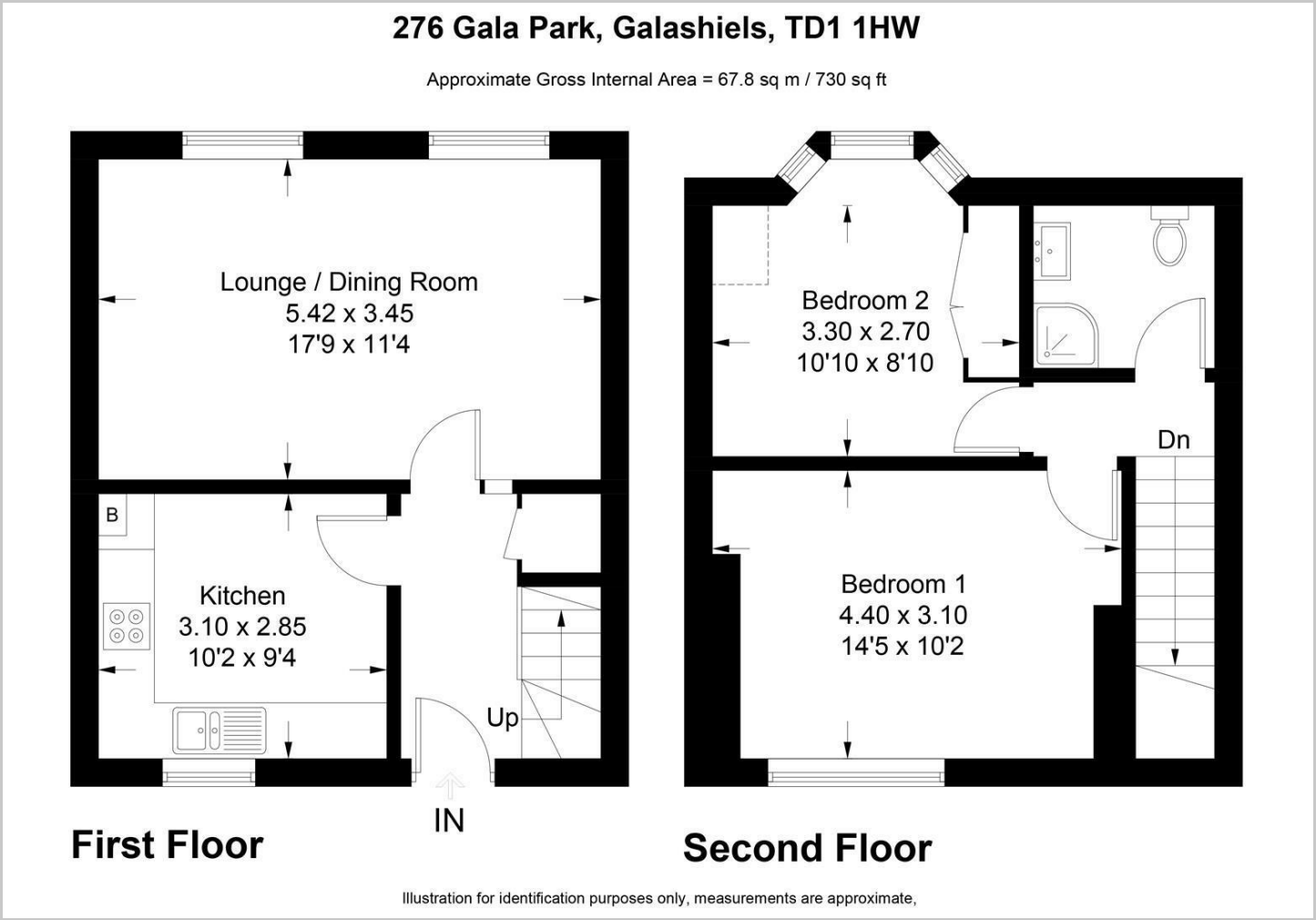








Floor Plans



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

