



20 Gala Park, Galashiels, TD1 1EU

Guide price £70,000





20 Gala Park Galashiels, TD1 1EU

- One Bedroom Top Floor Flat
- Gas Central Heating & DG
- Ideal First-Time Buy
- Investor Potential
- Very Well-Presented
- Popular Residential Location
- Close to Town Centre
- Popular Commuter Town

We are delighted to bring to the market this immaculately-presented one bedroom upper apartment located within a sought-after residential location just a stones throw from all amenities, facilities and transport links within Galashiels town centre. The property is found in move-in condition providing an ideal opportunity for a first time buyer looking for a town centre property. The property further benefits from gas central heating, modern fixtures & fittings and a share of a large communal garden. Ample on-street parking is available nearby.

ACCOMMODATION

- HALL LANDING - LOUNGE - KITCHEN - SHOWER ROOM - BEDROOM -



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Internally

Accessed via a well-maintained communal entrance, this top-floor apartment offers bright and neatly arranged accommodation. The entrance hall provides access to all rooms with convenient built-in storage cupboards ideal for coats and household essentials.

The kitchen is compact yet well-designed, featuring modern fittings and a large rear-facing window that fills the space with natural light.

The sitting room is a generous and welcoming space, offering ample room for both relaxation and dining. A feature fireplace and dormer-style window create character and warmth, while the elevated position provides attractive outlooks over the town.

The bedroom is a comfortable double, with feature wallpaper adding colour and style, and dual windows allowing plenty of light and built-in storage.

Kitchen

The kitchen is smartly fitted with modern wood-effect cabinets, contrasting dark worktops, and white tiled splashbacks. It includes a ceramic hob, electric oven, washing machine, and space for additional appliances. A large rear-facing window fills the space with natural light and enjoys far-reaching views, creating a bright and pleasant cooking environment. The patterned vinyl flooring adds a contemporary touch, while the efficient layout maximises both workspace and storage.

Bathroom

The shower room is finished in a clean modern style with white wall tiling and contrasting patterned vinyl flooring. It features a walk-in shower enclosure with glazed door and thermostatic shower, pedestal wash basin, and WC. A frosted window provides natural light and ventilation.



Externally

There is a well-maintained shared garden to the rear of the property, providing a lovely green space for outdoor seating, drying and relaxation.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale. The property can be sold as seen with all other furniture and accessories available by negotiation.

Services

Mains water, gas, electricity and drainage.

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.

Council Tax Band

Council Tax Band A.

Home Report

A copy of the Home Report can be downloaded from our website or by emailing enquiries@jamesagent.co.uk

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.

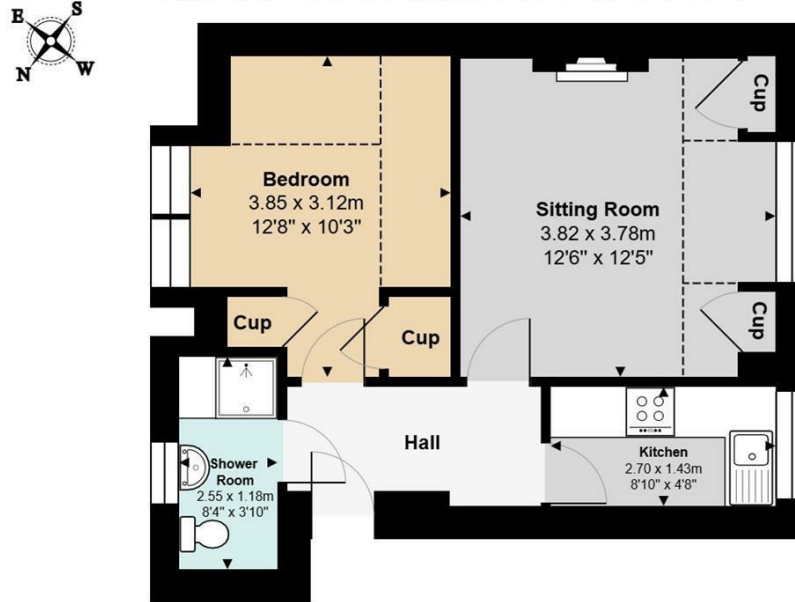




Floor Plans

20 Gala Park Galashiels TD1 1EU

Approximate Gross Internal Floor Area: 37.7 m² ... 406 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential		
<i>Very energy efficient - lower running costs</i>						<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)A (81-91)B (69-80)C (55-68)D (39-54)E (21-38)F (1-20)G				68	70	(92 plus)A (81-91)B (69-80)C (55-68)D (39-54)E (21-38)F (1-20)G		70	73
<i>Not energy efficient - higher running costs</i>						<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC			

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB