

# 300 Gala Park

Galashiels, TD1 1HQ

A Great Opportunity to Purchase this Four Bedroom Maisonette  
For Sale • Fixed Price £112,000

Edwin  
Thompson







**BRIEF RESUME**

- Four Bedroom Maisonette
- Well Presented Accommodation
- Private Garden
- Generous Proportions
- £13,000 under Home Report Value

**DESCRIPTION**

300 Gala Park is a charming 4-bedroom maisonette located in the picturesque town of Galashiels in the heart of the Scottish Borders. This spacious and well-maintained property offers comfortable living with its own private garden laid to lawn, providing a perfect retreat for families or those who appreciate outdoor space.



Internally, the accommodation benefits from generous proportions and good standard of decor. The property has 4 bedrooms, kitchen, family bathroom and living room. The property is set over 2 storeys and provides a good deal of flexibility. The maisonette is thoughtfully designed, with a layout that maximizes space and natural light. The four bedrooms offer ample accommodation for a family or those seeking extra space for a home office or guest rooms. It would be an ideal first time home for a young couple who enjoy entertaining, using the downstairs bedroom as a dining room and the smallest of the bedrooms could be an office still leaving the master bedroom and another room for a guest bedroom, leaving room to grow into the property if needed.

**ACCOMMODATION**

The accommodation currently comprises: Entrance hall, living room, kitchen, 4 bedrooms, family bathroom.

**AREAS**

The property has been measured to the following areas:

Description	sq m	sq ft
300 Gala Park	74	797

E & o e please note that these measurements have been taken from the EPC register.









## LOCATION

The property is situated a short walk from Galashiels town centre in a lovely, quiet residential street. The surrounding streets are popular with families and houses sell well. A property of this size and style would make a great family home with the primary school and Galashiels Academy a short distance away. Its elevated location above the valley amplifies the stunning views and rolling hills across from the property.

Situated in the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area. Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The east coast main line runs from Berwick Upon Tweed, and The Borders Railway which opened in September 2015 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

On a broader note, the Scottish Borders region

offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its' spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer.

The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, we encourage purchasers from outwith the area that a move to the Scottish Borders really could be the best move of their lives.

## VIEWING

By appointment with the sole agents.  
Edwin Thompson, Chartered Surveyors  
76 Overhaugh Street  
Galashiels  
TD1 1DP

Tel. 01896 751300

Fax. 01896 758883

E-mail: [a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)

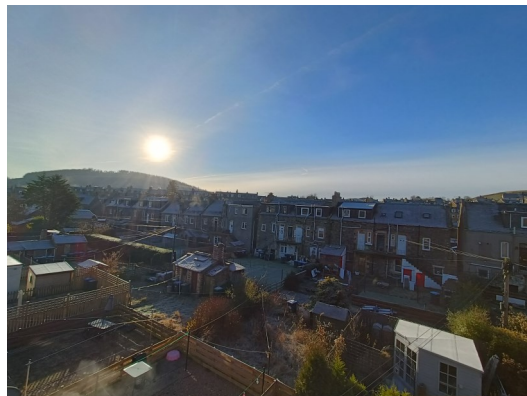
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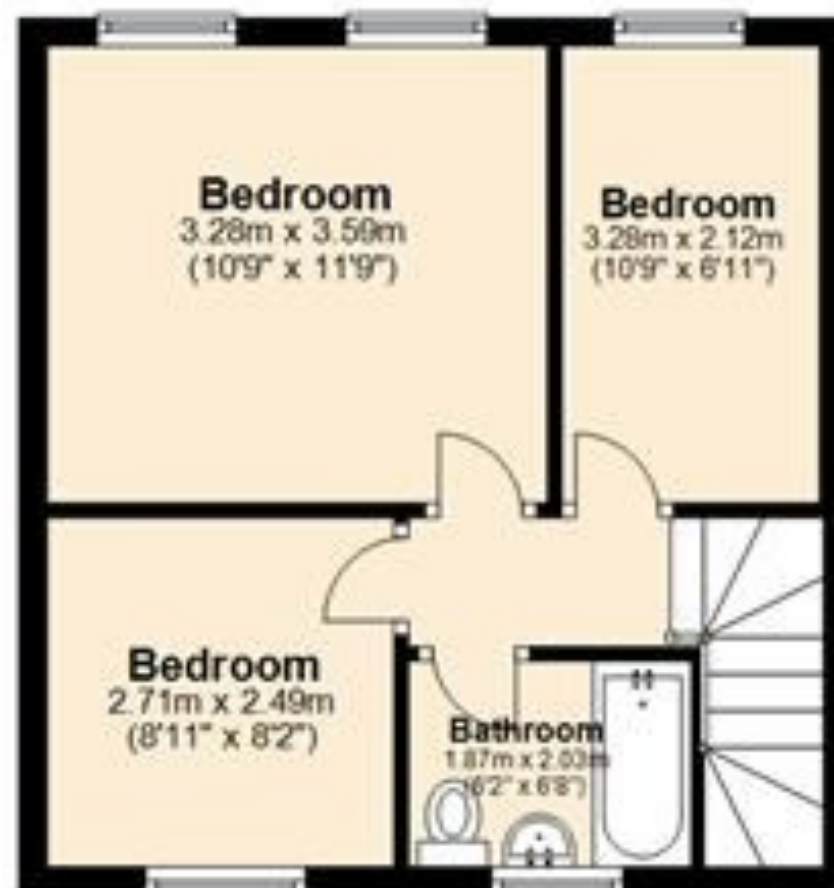
## Ground Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



# 300 GALA PARK

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