

41 Gala Park

Galashiels, Selkirkshire, TD1 1ET

A spacious maisonette close to Galashiels town centre

For Sale • Offers Over £90,000

Edwin
Thompson





BRIEF RESUME

- Spacious Maisonette
- Shared Gardens
- 2 Double Bedrooms
- Views over Bank Street Gardens
- Close To Town Centre

LOCATION

Gala Park in Galashiels offers a desirable setting for homeowners with the convenience of being situated just off the town centre. This picturesque street is lined with stone built properties and a variety of architectural styles that add to the unique character of the street. The well-kept Bank Street Gardens to the rear provide a nice view from its elevated position. Located in the heart of Galashiels, Gala Park provides easy access to a wealth of amenities. Residents can enjoy a variety of local shops, cafes, and restaurants, all within walking distance. For those who appreciate outdoor activities, the nearby Gala Water river and surrounding countryside offer scenic walking and cycling paths. Excellent transport links, including nearby train and bus services,

ensure that commuting to Edinburgh and other neighboring towns is both quick and convenient. Gala Park is a popular residential area with homeowners and investors.

DESCRIPTION

41 Gala Park is a charming two-bedroom maisonette in the heart of Galashiels. This stone built building offers a warm and inviting atmosphere with lots of light. Its neutral decor and finishes provide a versatile backdrop for you to add personal touches.

Both bedrooms in this maisonette are generously sized double rooms with built in wardrobes. The second bedroom can serve as a guest room, home office, or child's room, providing flexibility to suit your needs. The modern bathroom is equipped with contemporary fixtures and fittings. There is also a WC to the first floor level for convenience.

41 Gala Park also includes additional features that enhance its appeal, such as double glazing and a gas fired heating system. The layout of the property makes this maisonette a standout choice for buyers who are also looking to add value to a property.

ACCOMMODATION

The accommodation currently comprises:

First Floor: Entrance hall, living room, kitchen, W/C.
Second Floor: Landing, two bedrooms, bathroom.
Externally: Shared garden area to the rear.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
41 Gala Park, Galashiels	60	646

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





SERVICES

All mains services are understood to be connected. The main heating system is gas fired central heating.

COUNCIL TAX

Council Tax Band B.

EPC

EPC rating: F

TENURE

Freehold

VIEWING

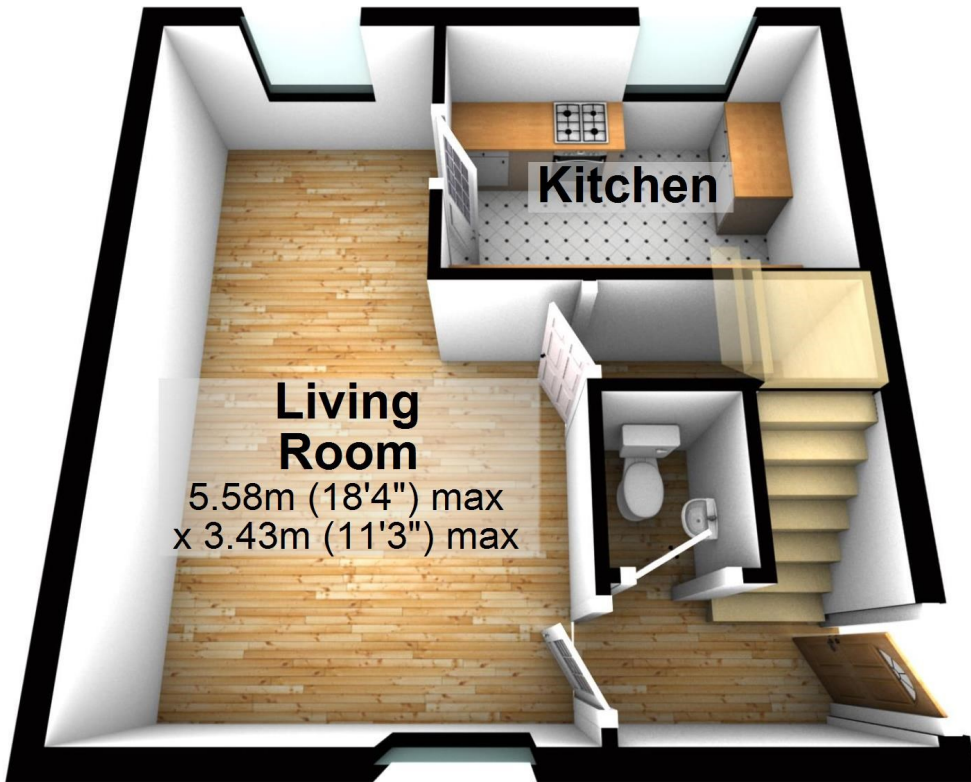
By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
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TD1 1DP

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