

314 Gala Park, Galashiels TD1 1HQ

A Great Opportunity to Purchase This One Bedroom Ground Floor Flat
For Sale • Offers over £65,000

Edwin Thompson





BRIEF RESUME

- One Bedroom Ground Floor Flat
- Large Reception Rooms
- Newly Decorated
- Ideal Location Near Town Centre
- Fantastic Buy-to-Let Opportunity

DESCRIPTION

314 Gala Park is a fantastically spacious 1-bedroom ground floor flat located in the picturesque town of Galashiels in the heart of the Scottish Borders. This bright and well-maintained property offers comfortable living with gas central heating and double glazing. It also has a small, shared courtyard, providing a space for drying clothes or outdoor eating there is also an outdoor store perfect for a bike.

Internally, the accommodation benefits from generous proportions and good standard of decor. The property has a large bedroom, a new kitchen fitted end of 2021, a shower room and living room. The property has a thoughtfully designed layout that maximizes space and natural light. The rooms have ample space to accommodate a home office for those working from home or students to study in. It would be an ideal first-time home for a young person or couple or for a buy to let landlord to expand their portfolio.

LOCATION

The property is situated a short walk from Galashiels town centre in a lovely, quiet residential area. The surrounding streets are popular with families and houses sell well. A property of this size and style would make a great starter home to grow into with both the primary school and Galashiels Academy a short distance away. Galashiels is a historic town located in the scenic Scottish Borders region. This property is situated in a convenient location, with easy access to local amenities, schools, and transport links. Galashiels offers a range of shops, restaurants, and cultural attractions, making it a vibrant and welcoming community.

The Scottish Borders is known for its stunning natural beauty, with rolling hills, rivers, and picturesque landscapes. Outdoor enthusiasts will appreciate the numerous opportunities for hiking, cycling, fishing, and exploring the countryside.

In terms of transport, Galashiels has good road and rail connections to other major cities in Scotland. Edinburgh is just a short train ride away, making it a feasible option for commuters or those looking to enjoy the city's cultural offerings.

ACCOMMODATION

The accommodation currently comprises: Entrance hall, living room, kitchen, bedroom, bathroom.

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
314 Gala Park	44	468

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

SERVICES

All services are understood to be connected.

VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
TD1 1DP

Tel. 01896 751300

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DETAILS

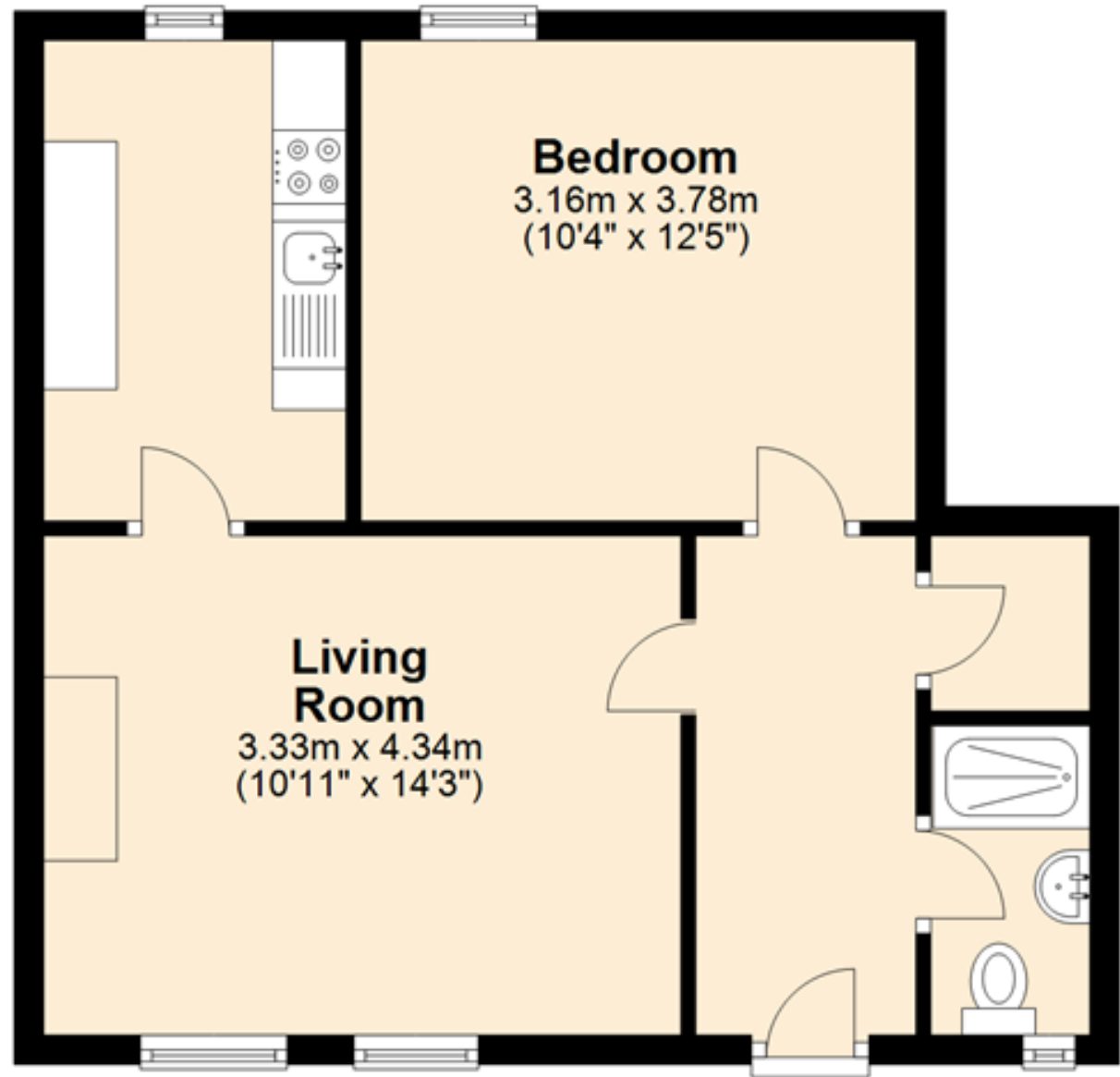
314 Gala Park offers the complete package with generously proportioned rooms, ample storage, low maintenance outdoor space and plenty of on street parking. It is presented in a contemporary and good order. The property will appeal to investors, first time buyers and those looking to get away from the city.

Galashiels and the surrounding area appear to be benefitting from a good level of publicity and an increase in local tourism following large local investment in events including the rail link, new tapestry building, leisure facilities and sporting events such as Melrose 7s. There are also a good number of other attractions locally including Abbotsford House and Tea Room, a selection of well-established golf courses, breathtaking countryside with heritage walks and trails through the area including St Cuthbert's Way. There are also local festivals at each of the local towns during the summer months celebrating the proud traditions of the area.

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