

# 258 Gala Park, Galashiels TD1 1HQ

A Great Opportunity to Purchase This Two Bedroom First and Upper Floor Maisonette  
For Sale • Offers over £85,000

## Edwin Thompson





## BRIEF RESUME

- Two Bedroom Maisonette
- Spacious Living Area
- Private Garden To The Rear
- Ideal Location Near Town Centre
- Fantastic Buy-to-Let Opportunity

## DESCRIPTION

258 Gala Park is a charming 2-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, 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 2 bedrooms, kitchen, family shower room and living room. The property is set over 2 storeys and is thoughtfully designed, with a layout that maximizes space and natural light. The two 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, the smallest of the bedrooms could be an office or guest bedroom leaving room to grow into the property if needed.

## LOCATION

Located in the peaceful residential area of Gala Park, this charming property is just a short walk from Galashiels town centre. The neighbourhood is quiet, family-friendly, and highly sought after, making it an ideal place for a starter home. With local schools like the primary school and Galashiels Academy close by, it's perfectly suited for families.

Galashiels, situated in the beautiful Scottish Borders, offers a wonderful balance between small-town charm and access to modern conveniences. The town provides a range of shops, restaurants, and cultural attractions, along with stunning natural landscapes that offer plenty of opportunities for outdoor activities such as hiking, cycling, and fishing.

Transport links from Galashiels are excellent, with a direct train to Edinburgh in under an hour, making it convenient for commuters or those wanting to enjoy the capital. Local amenities such as supermarkets, cafes, and leisure facilities are all easily accessible, ensuring a comfortable and connected lifestyle.

## SERVICES

All services are understood to be connected.

## ACCOMMODATION

The accommodation currently comprises:  
First Floor– Entrance hall, living room, kitchen, under stair cupboard.

Second Floor–2 double bedrooms, shower room and good sized boiler cupboard.

External – There is a Private garden to the rear.

## AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
258 Gala Park	58	625

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

## 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

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





## DETAILS

258 Gala Park offers the complete package with generously proportioned rooms, ample storage, private garden and plenty of on street parking. It is presented in a contemporary and fair order. The property will appeal to investors, families, 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.

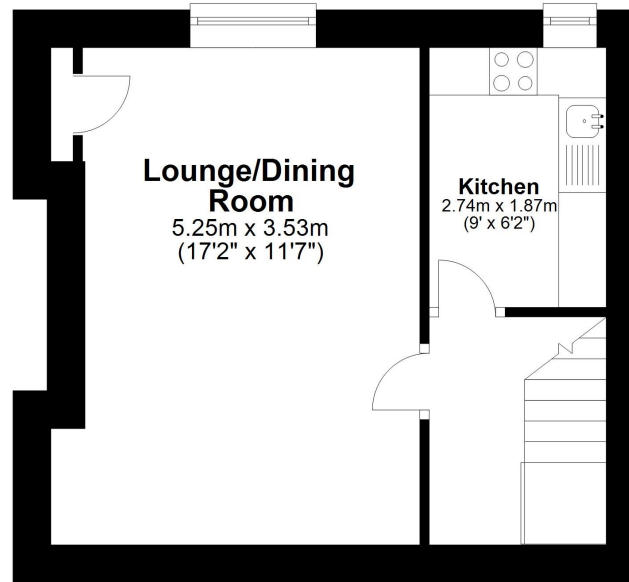
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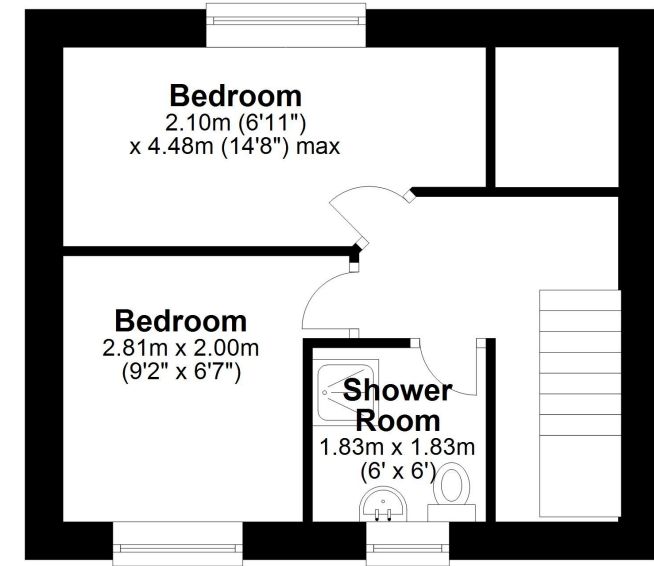
## Ground Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



## First Floor

Approx. 27.1 sq. metres (291.8 sq. feet)





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Edwin  
Thompson



Galashiels Office

T: 01896 751300  
[Edwinthompson.co.uk](http://Edwinthompson.co.uk)