

**Galashiels**  
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## 18 Gala Park, Galashiels

TD1 1EU

**Offers Over £55,000**



18 Gala Park is an ideal investment property, located within a highly convenient residential area, very close to the town centre and railway station. It is being sold with a tenant in situ, who is paying a rent of £375 PCM, which represents a Gross Yield of 7.5% p/a. Presented in good order throughout with many pleasing features including a modern kitchen and shower room. Viewing essential to fully appreciate."





# 18 Gala Park, Galashiels

TD1 1EU

Offers Over £55,000

Hall  
Open Plan Lounge/Kitchen  
Double Bedroom  
Shower Room  
WC/Utility Room  
Electric Heating  
Double Glazing

Private Area of Garden  
Private Outhouse

## Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

## Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

## Services

Mains drainage, water, gas and electricity. Gas central heating, double glazing.

## EPC

C

## Council Tax Band

A

### 18 Gala Park, Galashiels

Approximate Gross Internal Area (Excluding Eaves) = 37.8 sq m / 407 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
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