

**Galashiels**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 46 Magdala Terrace, Galashiels

TD1 2HS

**Guide Price £59,000**



46 Magdala Terrace is a lovely main door, first and attic floor maisonette situated in a popular residential area, lying towards the outskirts of Galashiels but still within comfortable reach of the town centre and transport interchange. The property is in good order throughout and would suit a first time buyer or buy to let investor. The accommodation comprises: Entrance Hall, open plan Living Room/Kitchen, single Bedroom and Shower Room. A steep stair leads up to the attic floor with landing and further Bedroom. Fully fitted with gas central heating, double glazing and benefiting from a private garden.

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First Floor:

Hall  
Living Room/Kitchen  
Bedroom/Study  
Shower Room

Attic Floor:

Attic Room



#### 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

#### Services:

Mains drainage, water, electricity and gas. Gas central heating. Double Glazing.

#### EPC:

E

#### Viewings:

Strictly by appointment with the Selling Agents.

#### Council Tax Band:

A

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.

Full members of:

