

Galashiels

Call 01896 758311

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



176 Magdala Terrace, Galashiels, TD1 2HZ

Offers Over £80,000



176 Magdala Terrace is a surprisingly spacious lower ground floor flat which is located in a popular area of town, tucked away from view enjoying a good degree of privacy and within comfortable reach of the town centre and most amenities. The property would ideally suit those searching for an affordable starter property on which they can make their own mark and, with the accommodation arranged on one level, it would also be equally suitable for those searching for an easily managed home to downsize to. A degree of modernisation is required but this provides scope to improve to ones own taste as desired. Outside, there is an area of garden to the rear whilst the property also benefits from an open aspect to the rear with views over the town and beyond. Ample parking is available on street.



176 Magdala Terrace, Galashiels, TD1 2HZ

Offers Over £80,000

Accommodation
Entrance Hall
Lounge
Kitchen
Two Double Bedrooms
Spacious Bathroom

Gas Central Heating
Double Glazing

Garden to the rear



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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures & Fittings

The sale shall include all carpets and floor coverings (where laid), light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

EPC

E

Viewings

By appointment with the Selling Agent

Council Tax Band

A

Entry

By mutual agreement



**Interested in this property?
Call 01896 758311**

27 Market Street,
Galashiels, TD1 3AF
Phone: 01896 758311
Fax: 01896 758112
Email: gala@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



176 Magdala Terrace, Galashiels, TD1 2HZ

Approximate Gross Internal Area (Excluding Garage)
76.2 sq m / 820 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108772)

Full members of:



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.