

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Gala Park, Galashiels

TD1 1ET

OIRO £57,500



A well-positioned attic floor apartment, located just off the town centre, providing easy access a wide range of amenities, including the nearby railway station. Accessed via a shared stairwell with one other property, the flat offers unexpectedly spacious and bright accommodation. Presenting an ideal opportunity for first-time buyers looking for a low-maintenance home or for those seeking an easily managed rental investment. The property is presented in good condition and benefits from a newly fitted bathroom. Early viewing recommended.



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Shared Staircase
Hall
Lounge
Kitchen
Double Bedroom
Bathroom
Store Room

Electric Heating
Double Glazing



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity. Electric heating, double glazing.

EPC

E

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



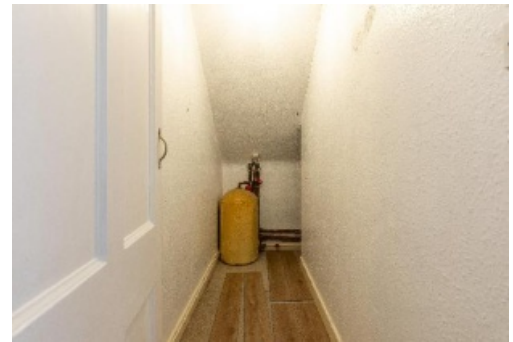
Interested in this property? Call 01896 758311

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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
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 42.6 sq m / 458 sq ft

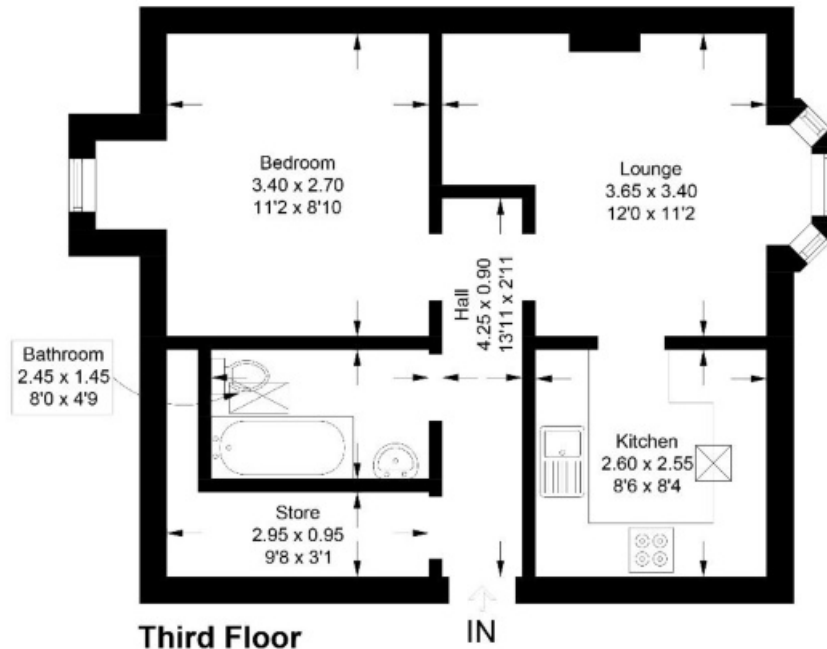


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1192005)

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.