

**Galashiels**

Call 01896 758311



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 206 Magdala Terrace, Galashiels

TD1 2HY

**Guide Price £85,000**



206 Magdala Terrace is a well-presented lower ground floor flat, ideally situated on the outskirts of Galashiels. This convenient location offers easy access to the A7 while remaining within comfortable walking distance of the town centre and a range of local amenities. The property comprises a well-proportioned double bedroom, a single bedroom, bathroom, a modern fitted kitchen with space for a small dining table and a generously sized lounge. Externally, there is a large decked area that enjoys stunning views across Galashiels, perfect for relaxing or entertaining. In addition, there is a private section of garden and on-street parking is available nearby.





# 206 Magdala Terrace, Galashiels

TD1 2HY

**Guide Price £85,000**

Hall  
Lounge  
Kitchen  
One Double Bedroom  
One Single Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Private Area of Garden  
On Street Parking



### 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, gas and electricity. Gas central heating

### EPC

D

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement.





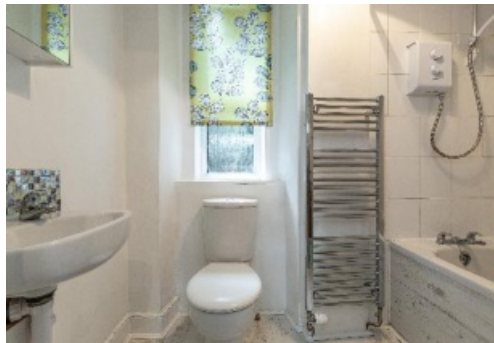
**Interested in this property?**  
**Call 01896 758311**

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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  
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Hawick, Tel 01450 3723 36  
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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



## 206 Magdala Terrace, Galashiels, TD1 2HY

Approximate Gross Internal Area = 50.0 sq m / 538 sq ft

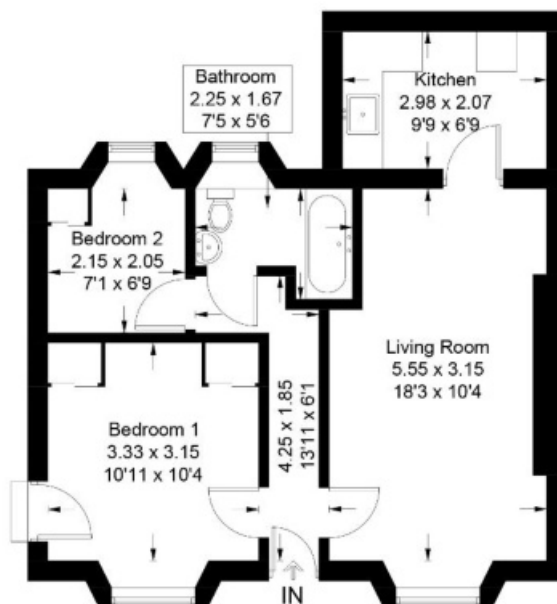


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208315)

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.