

Apartments 1 to 8
Gala Lane, Galashiels,
TD1 3AW

Gala Water Apartments

A development of 8
luxury 2 bedroom
apartments

Selling Agents:

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Registered builder

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

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Gala Water Apartments

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Gala Water Apartments is a new development of 8 luxury 2-bedroom properties in a secure, lift served apartment block in the centre of Galashiels. This development provides stylish apartment living and an easy and safe lifestyle choice, which will be equally attractive to young professional couples and those in later life perhaps looking to downsize.

Galashiels, voted “the happiest place to live in Scotland” in a recent Rightmove survey, is situated on the Gala Water in rolling Borders countryside. It is a bustling town boasting a fine selection of local convenience shops, independent retailers and national chains together with fine restaurants in the area serving the best of Scottish fayre.

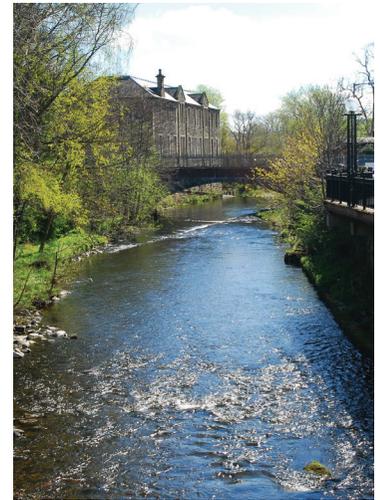
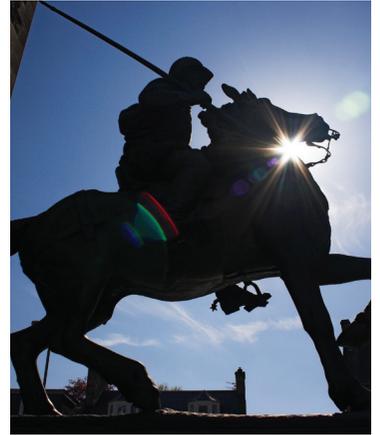
The town offers a variety of recreational and sporting facilities including fitness centres, rugby, football, swimming, tennis, golf and cinema.

Pretty waterside walks along Gala Water and the River Tweed and open green spaces and unspoilt countryside with attractive landscapes, hills and valleys can all be found in this history-rich area.

Galashiels has good road links both north and south and the Borders Railway between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent direct commuting link into Edinburgh’s city centre (50 minutes).



Market Street, Elevation



Gala Water Apartments

Gala Lane, Galashiels, TD1 3AW

Your Apartment's Specification

Your new home at Gala Water Apartments is designed with stylish modern living in mind from the lift that provides easy access to all floors to the contemporary kitchen and bathrooms.

With early reservation and depending on the construction stage of your apartment, options may be available to you to personalise and choose your interiors, please ask our sales team for details.



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Internal

- Passenger lift to all floors
- Floor coverings included:
 - Laminate flooring in living areas
 - Carpets to bedrooms
 - Luxury vinyl to bathrooms
- Gas central heating with thermostatic valves
- Oak doors with chrome ironmongery
- Fitted wardrobes with shelf and rail
- Pendant fittings
- Sky for television
- TV points in living areas and bedrooms
- Sockets with USB points
- Mains operated smoke and heat detectors
- Carbon monoxide detectors

External

- High performance windows and doors
- Glazed Juliet balconies
- Secure door entry system
- External lighting
- Sky communal TV dish
- Allocated parking space per apartment (exc. apartment no. 3)

Kitchen

- Contemporary kitchen units in gloss dove grey
- Fully integrated kitchen appliances:
 - Single fan oven in stainless steel finish
 - 4 burner gas hob
 - Extractor hood in stainless steel finish
 - Dishwasher
 - Fridge/freezer
 - Washing machine
- Glazed splash backs

Bathroom & En-suite

- Accessible bathrooms in apartments 2, 3, 4, 5, 6, 7
- Accessible shower room in apartment 8
- White sanitary ware
- Bath in bathroom
- Shower enclosure in en-suite
- Wet wall panelling
- Heated towel rails

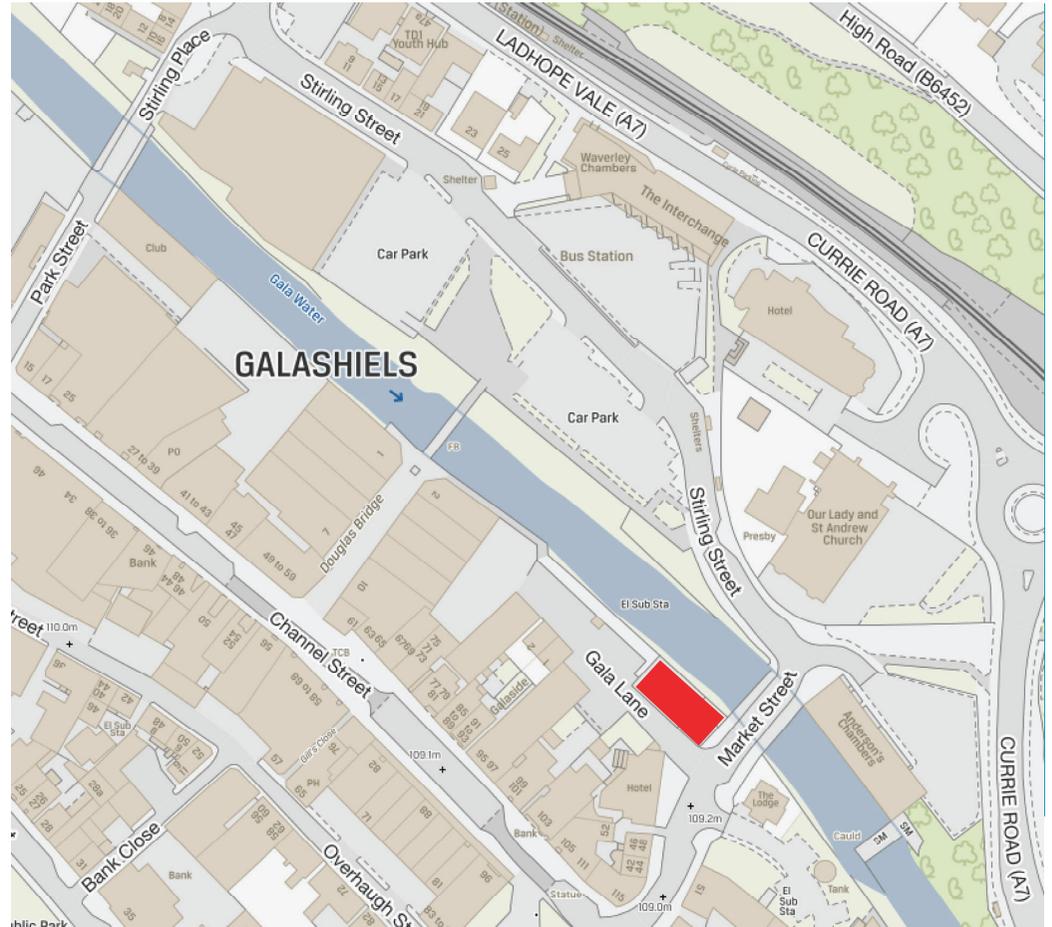


Gala Water Apartments

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Available for reservation today from £1,500.

Apartment	Available to Reserve	Price
Apartment 1 2 bedrooms, ground floor with patio area, total floor area 77.6 sq m, allocated parking	Spring 2020	POA
Apartment 2 2 bedrooms, 1st floor, total floor area 67.6 sq m, allocated parking	Spring 2020	Reserved
Apartment 3 2 bedrooms, 1st floor, total floor area 66.4 sq m	Spring 2020	Reserved
Apartment 4 2 bedrooms, 2nd floor, total floor area 67.6 sq m, allocated parking	Spring 2020	£154,000
Apartment 5 2 bedrooms, 2nd floor, total floor area 66.4 sq m, allocated parking	Spring 2020	£150,000
Apartment 6 2 bedrooms, 3rd floor, total floor area 67.6 sq m, allocated parking	Spring 2020	POA
Apartment 7 2 bedrooms, 3rd floor, total floor area 66.4 sq m, allocated parking	Spring 2020	POA
Apartment 8, The Penthouse 2 bedrooms, 4th floor, total floor area 118 sq m,	Spring 2020	Reserved



The dimensions and layouts shown in this brochure are taken from architects drawings. The finished sizes and layout may vary slightly. The illustrations are for information only. External materials and landscaping may differ from the illustration, please contact Cullen Kilshaw's sales team for full details. These particulars do not form part of a contract or warranty.

Gala Water Apartments

Gala Lane, Galashiels, TD1 3AW

Ground Floor, Apartment 1

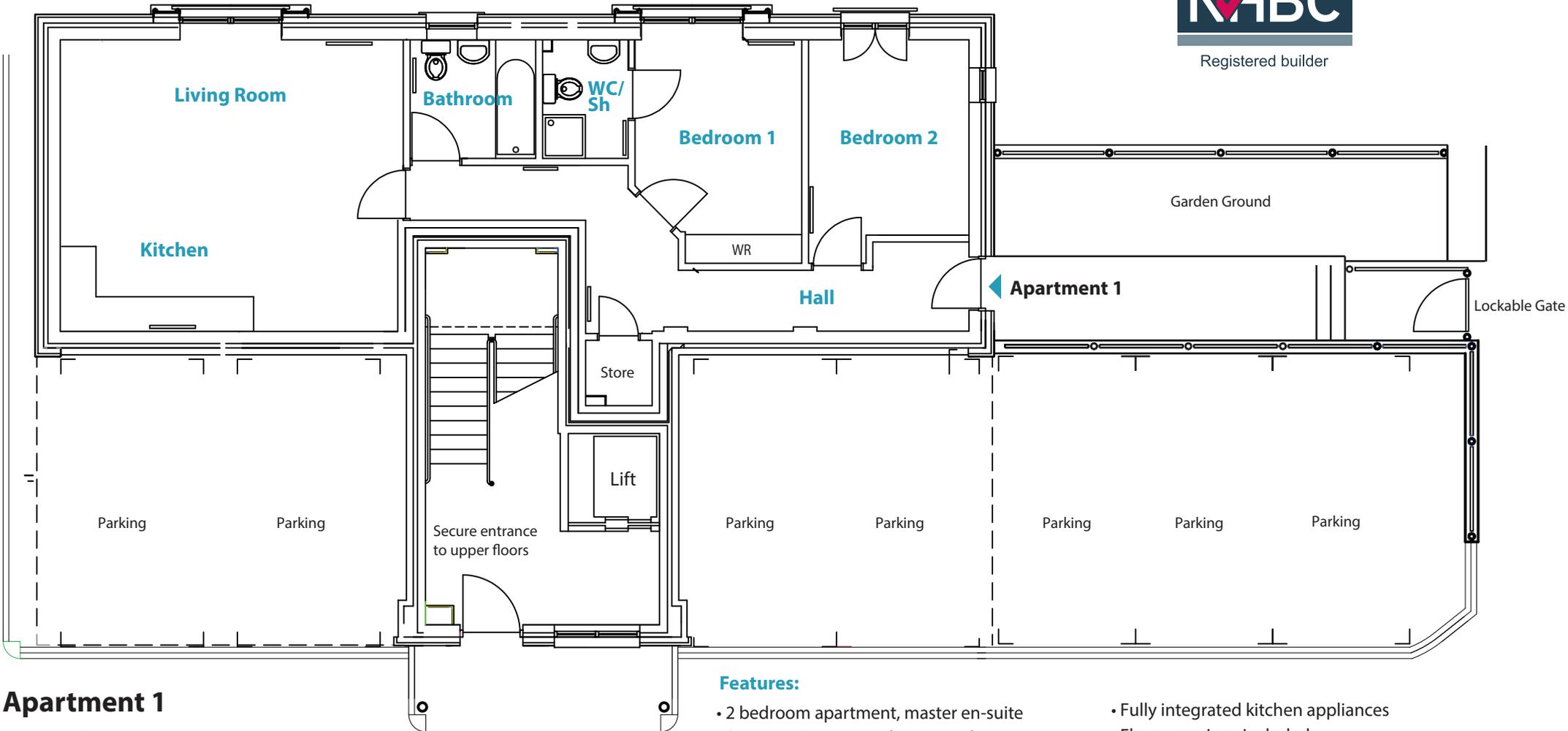
Glazed Juliet Balconies overlooking Gala Water

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Apartment 1

- Ground Floor
- 2 Bedrooms (Master En-Suite)

Gala Water Apartments are perfect for those looking for stylish living within a secure development of apartments in the town centre of Galashiels.

Apartment 1

2 bedrooms, ground floor
Allocated parking
Total floor area 77.6 sq m
Price on application

Features:

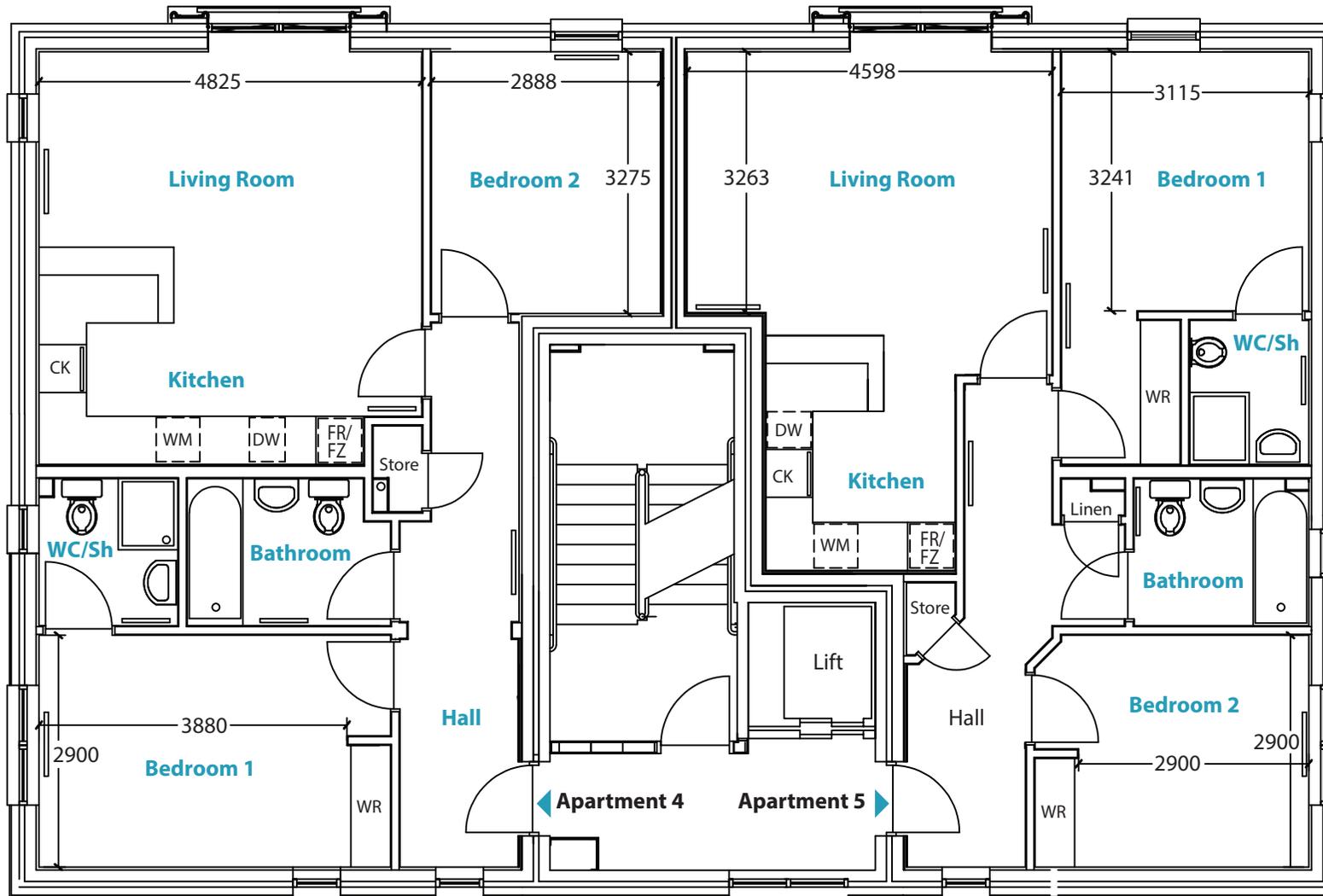
- 2 bedroom apartment, master en-suite
- Secure entrance, garden ground
- Spacious living area, open-plan living/kitchen
- Gas central heating with thermostats
- Sky/TV points in living areas and bedrooms
- En-suite to master bedroom
- Contemporary kitchen and bathrooms
- Fully integrated kitchen appliances
- Floor coverings included
- Good storage including fitted wardrobes
- High performance windows and doors
- NHBC 10 year guarantee

Gala Water Apartments

Second Floor, Apartments 4 & 5

Gala Lane, Galashiels, TD1 3AW

Glazed Juliet Balconies overlooking Gala Water



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Apartments 4 & 5

- Second Floor with Lift Access
- 2 Bedrooms (Master En-Suite)

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Apartment 4

2 bedrooms, 2nd floor
Allocated parking
Total floor area 67.6 sq m
£154,000

Apartment 5

2 bedrooms, 2nd floor
Allocated parking
Total floor area 66.4 sq m
£150,000

Features:

- 2 bedroom apartment, master en-suite
- Secure door entry system
- Lift access
- Spacious living area, open-plan living/kitchen
- Gas central heating with thermostats
- Sky/TV points in living areas and bedrooms
- En-suite to master bedroom
- Contemporary kitchen and bathrooms
- Fully integrated kitchen appliances
- Floor coverings included
- Good storage including fitted wardrobes
- High performance windows and doors
- NHBC 10 year guarantee



Registered builder

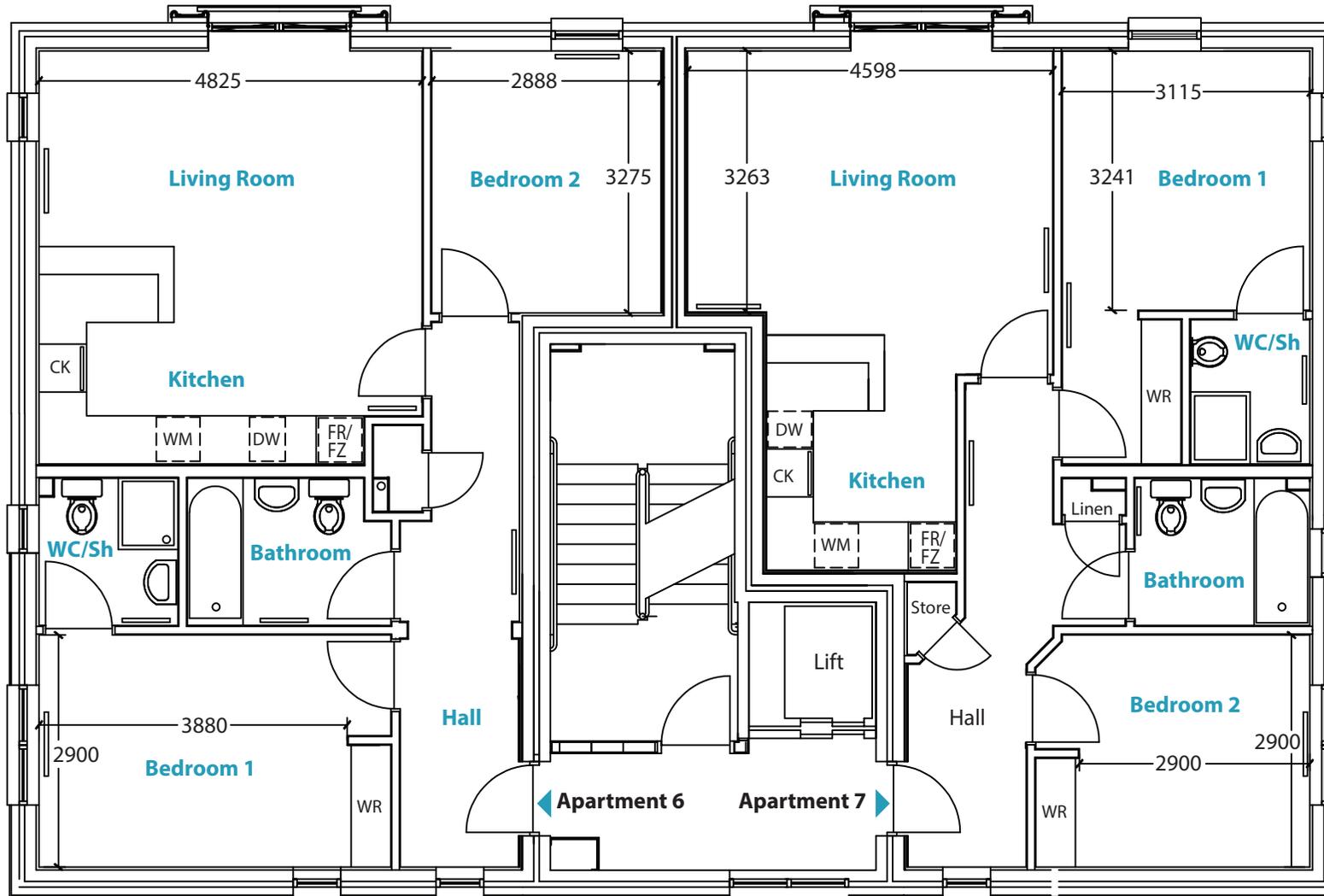
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Gala Water Apartments

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Third Floor, Apartments 6 & 7

Glazed Juliet Balconies overlooking Gala Water



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Apartments 6 & 7

- Third Floor with Lift Access
- 2 Bedrooms (Master En-Suite)

Gala Water Apartments are perfect for those looking for stylish living within a secure development of apartments in the town centre of Galashiels.

Apartment 6

2 bedrooms, 3rd floor
Allocated parking
Total floor area 67.6 sq m
Price on application

Apartment 7

2 bedrooms, 3rd floor
Allocated parking
Total floor area 66.4 sq m
Price on application

Features:

- 2 bedroom apartment, master en-suite
- Secure door entry system
- Lift access
- Spacious living area, open-plan living/kitchen
- Gas central heating with thermostats
- Sky/TV points in living areas and bedrooms
- En-suite to master bedroom
- Contemporary kitchen and bathrooms
- Fully integrated kitchen appliances
- Floor coverings included
- Good storage including fitted wardrobes
- High performance windows and doors
- NHBC 10 year guarantee



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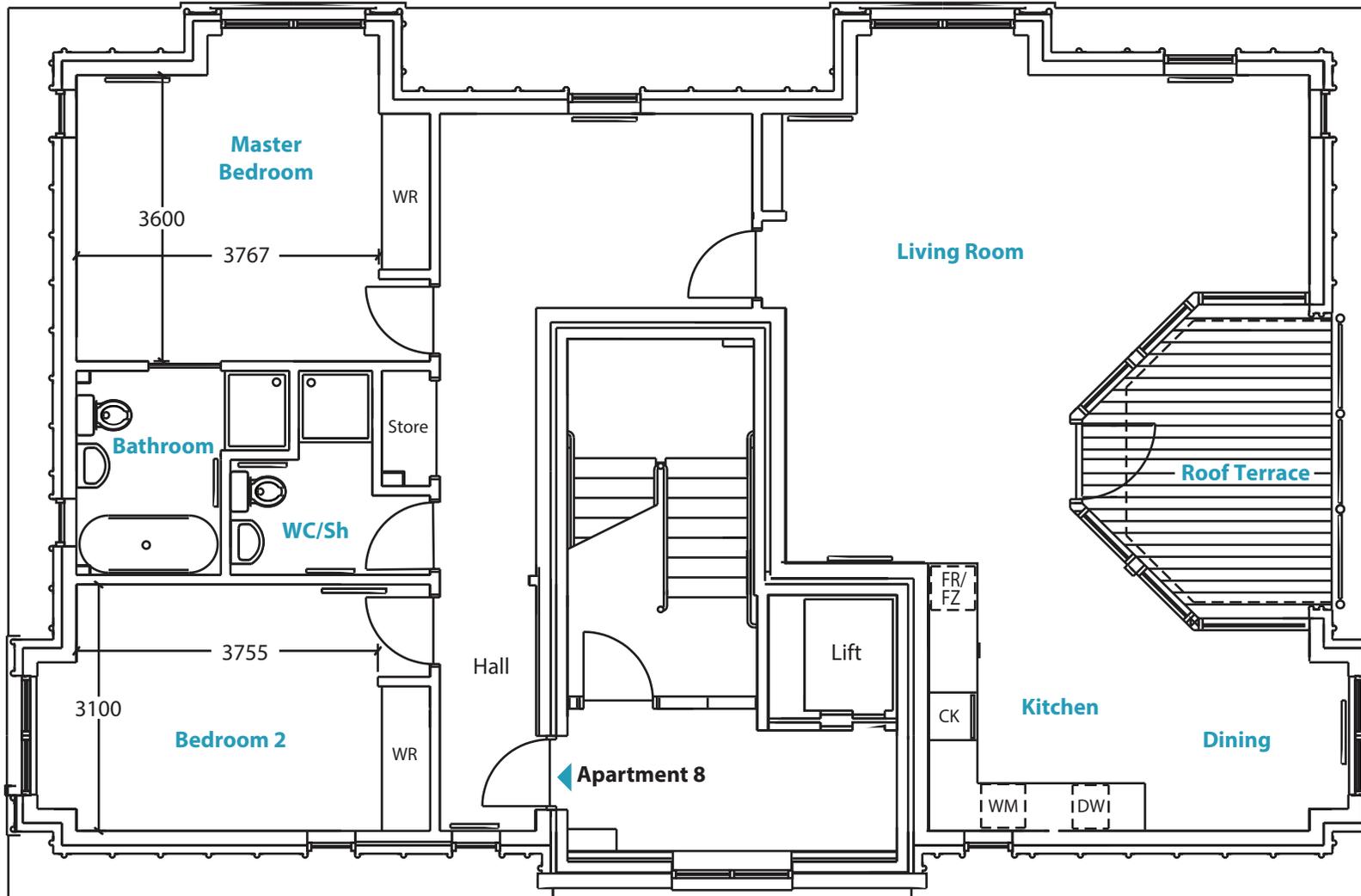
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Gala Water Apartments

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Fourth Floor, Apartment 8 The Penthouse

Glazed Juliet Balconies overlooking Gala Water



Apartment 8, The Penthouse

- Fourth Floor with Lift Access
- 2 Bedrooms (Master En-Suite)

Gala Water Apartments are perfect for those looking for stylish living within a secure development of apartments in the town centre of Galashiels.

Apartment 8, The Penthouse

2 bedrooms, 4th floor
Allocated parking
Total floor area 118 sq m
Price on application

Features:

- 2 bedroom apartment, master en-suite
- Secure door entry system
- Lift access
- Spacious living area, open-plan living/kitchen
- Roof Terrace
- Gas central heating with thermostats
- Sky/TV points in living areas and bedrooms
- En-suite to master bedroom
- Contemporary kitchen and bathrooms
- Fully integrated kitchen appliances
- Floor coverings included
- Good storage including fitted wardrobes
- High performance windows and doors
- NHBC 10 year guarantee



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