



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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24 Gala Park, Galashiels, TD1 1EU

Offers over £75,000



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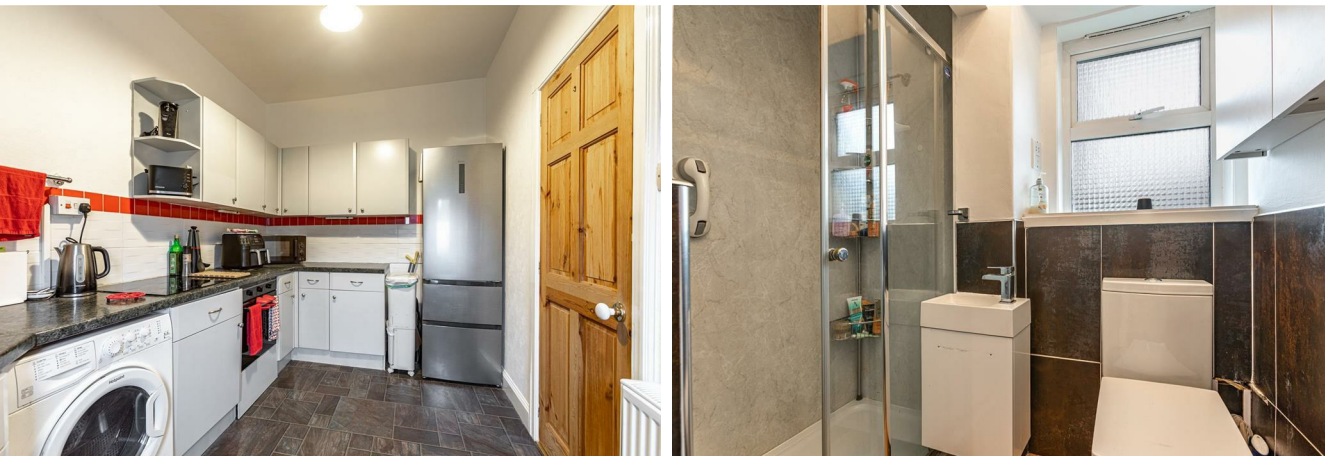
24 Gala Park, Galashiels, TD1 1EU

- Ground Floor Apartment
- Sought-After Location
- Close to Town Centre
- Gas Central Heating
- Unrestricted Parking
- One Bedroom
- Ideal Downsizing Opportunity
- Period Features
- Private Garden to Rear
- Early Viewing Essential

24 Gala Park is a beautiful presented and very spacious ground floor one bedroom apartment located in a very popular residential location, just a stone's throw to all local amenities and transport links within Galashiels town centre. The property benefits from very generous proportions throughout, as well as many fine period features including high ceilings, cornicing and a beautiful bay window. The property further benefits from gas central heating, double glazing and private gardens to the rear. The property presented the ideal opportunity to a downsizer or first time buyer looking for an easily managed property close to all town centre amenities. Viewing is highly recommended

ACCOMMODATION

- ENTRANCE HALL - LOUNGE - BEDROOM - KITCHEN - SHOWER ROOM -



Offers over £75,000



Internally

Entering the property via a composite double glazed front door, you are welcomed into a central hallway which provides access to all principal rooms. Set to the front of the property is the bright and spacious lounge. A charming bay window allows an abundance of natural light to fill the room, creating an inviting living space ideal for relaxing, entertaining and dining. The generous double bedroom is peacefully set to the rear of the property, complete with a large built-in wardrobe space which maximises storage. Located to the rear is the kitchen, fitted with a range of wall and base units and offering a practical space for everyday cooking. A back door provides access to the gardens. The accommodation is completed by the shower room, fitted with a shower enclosure, wash hand basin and WC.

Kitchen

The well-appointed kitchen enjoys a pleasant southerly aspect and is fitted with a range of grey cabinetry overlaid with contrasting granite effect worktops incorporating a stainless-steel sink with mixer tap. Integrated appliances include an electric oven and 4-burner hob with extractor hood. There are additional spaces for a freestanding washing machine and fridge freezer. The back door gives direct access to the back of the building and onwards to the gardens.



Shower Room

The shower room is fitted with a stylish three-piece suite comprising WC, wall-hung vanity basin and a large walk-in shower enclosure with mixer shower and laminated splashbacks. Additional features include a large window allowing for an abundance of natural light and a chrome towel radiator.

Externally

Externally, the property benefits from a private area of garden to the rear accessed via a shared garden space. The grounds are generally level and laid to lawn with a small paved area, providing a peaceful relaxation space. There is also private area of garden to the front of the property as well as a small paved courtyard area directly accessed from the kitchen.

Fixtures & Fittings

All fitted carpets, floor coverings, blinds and integrated appliances are included within the sale.

Services

Services: Mains water, gas, electricity and drainage. The property benefits from gas central heating and double glazing.

Location

The property is situated within an established residential area, conveniently located within easy reach of the shops, cafés, bars and restaurants found in Galashiels town centre.

Galashiels Interchange is also nearby, offering regular bus services throughout the Scottish Borders and beyond to Edinburgh, Carlisle and Berwick-upon-Tweed. The Interchange also includes the train station, with frequent rail services to Edinburgh Waverley, making Galashiels an ideal base for commuters, with journey times typically under one hour.

Council Tax Band

Council Tax Band A

Home Report

A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment Only via James Agent.

Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.

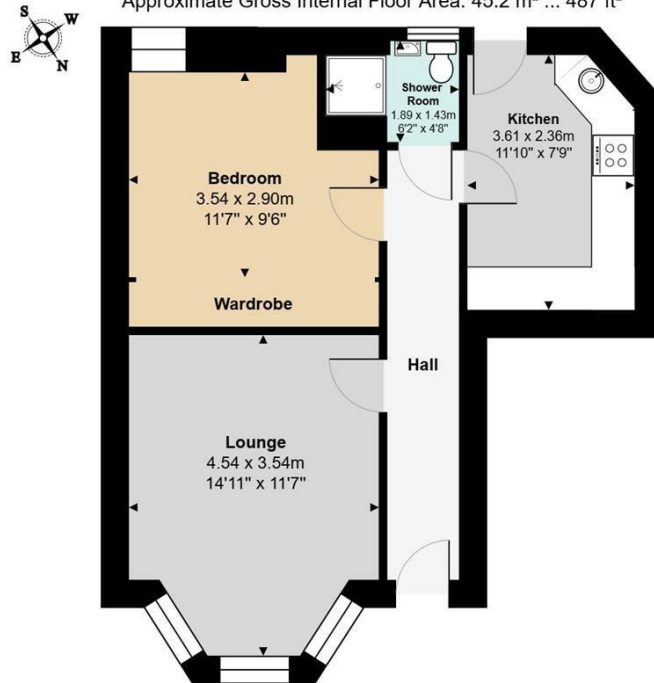




Floor Plans

24 Gala Park Galashiels TD1 1EU

Approximate Gross Internal Floor Area: 45.2 m² ... 487 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

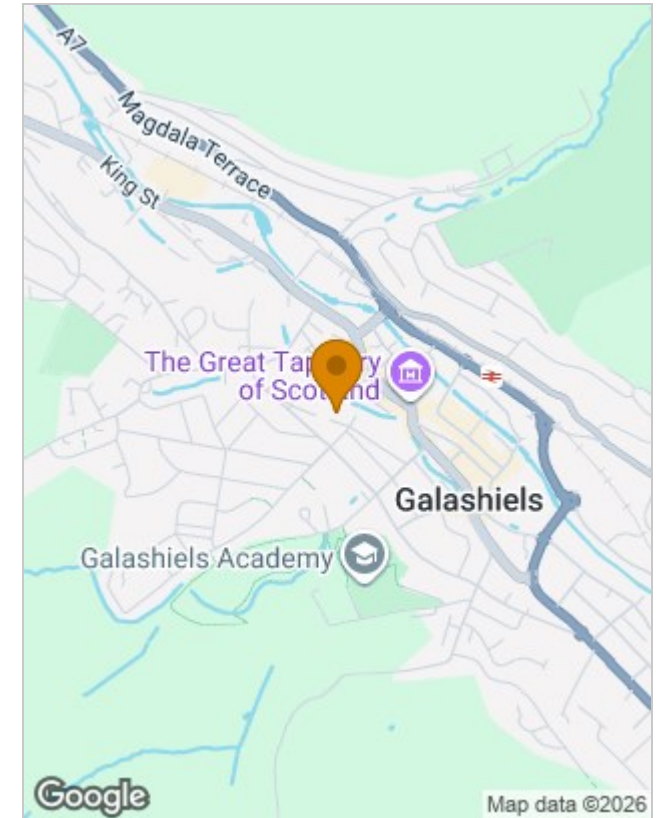


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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