



114 Gala Park, Galashiels, TD1 1EZ

Guide price £75,000





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- Ground Floor Flat
- Popular Central Location
- Gas Central Heating
- Ideal First Time Buy
- Close To Town Centre and Transport Links
- One Bedroom
- Modern Fixtures & Fittings
- Double Glazing
- Investment Potential

114 Gala Park is a well-presented one-bedroom property located within an established residential area of Galashiels. The accommodation comprises a welcoming entrance porch, spacious lounge, modern fitted kitchen, shower room and a generous double bedroom. Externally, the property benefits from access to an area of communal garden ground to the side, predominantly laid to lawn and enclosed by timber fencing. The property would make an ideal first-time purchase, downsizing opportunity or buy-to-let investment.

ACCOMMODATION

- ENTRANCE PORCH - LOUNGE - KITCHEN - ONE BEDROOM - SHOWER ROOM -



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Internally

The property is entered via a welcoming entrance porch which opens directly into a generously proportioned lounge, providing a comfortable and versatile main living space. From the lounge, an inner hallway provides access to a useful storage cupboard and leads through to the remaining accommodation.

The kitchen is positioned to the rear of the lounge and provides a practical fitted space, while the shower room is conveniently located off the inner hallway. A short staircase leads to the spacious double bedroom, which is set to the rear of the property and completes the accommodation.

Kitchen

The modern kitchen is fitted with a good range of gloss wall and base units, complemented by wood-effect worktops and contemporary glass splashbacks. The worktop incorporates a stainless steel sink with mixer tap, while integrated appliances include an electric oven, electric hob and extractor hood. There is also space and plumbing for a freestanding washing machine, along with space for a fridge/freezer.

Bathroom

The shower room is fitted with a modern three-piece suite comprising WC, vanity unit with wash hand basin and a shower enclosure with electric shower. The room is finished with contemporary splashbacks and patterned flooring.



Externally

To the side of the property, there is an area of communal garden ground, predominantly laid to lawn and enclosed by timber fencing. The garden provides a pleasant shared outdoor space with ample room for seating and enjoying the outdoors.

Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included with the sale.

Services

Mains water, gas, electricity and drainage.

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

Council Tax Band A.

Home Report

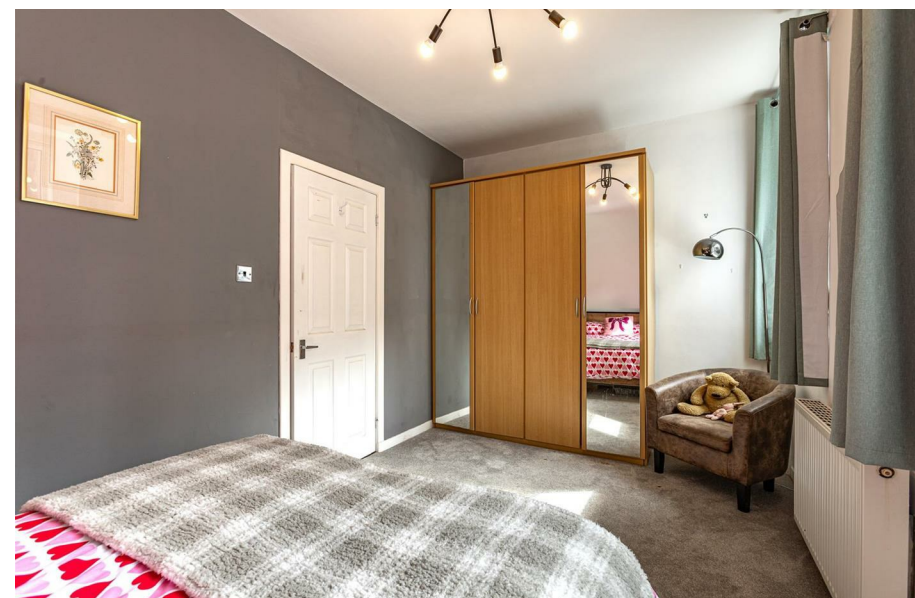
A copy of the Home Report can be downloaded from our website 24/7.

Viewings

Strictly by Appointment via James Agent.

Offers

All offers should be submitted in writing in Standard Scottish 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

