





McEwan Fraser Legal

Solicitors & Estate Agents

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64 Meigle Street

GALASHIELS, BORDERS, TD1 1LL

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The name, Galashiels, is derived from shiels or shielings which means dwellings and is usually preceded by a place or personal name, hence Galashiels, which means dwellings by the Gala Water. Although Galashiels is a small town, there are plenty of activities available to enjoy, a short walk away you will find Gala Water Retail Park, where occupiers include Marks & Spencer Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to Tesco Extra and Asda.

For those who enjoy leisure activities, Tweedbank Sports Centre and The Borders Sport Leisure Centre will keep all members of the family entertained on a day out. Cyclists can join the ninety mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through. Galashiels has a number of primary schools, a secondary school, Heriot Watt University and The Borders College.

You'll find the Scottish Borders is easy to reach from every direction, with major routes from all directions touching its boundaries. Leave behind the motorways and ring roads and in little more than an hour by car from Edinburgh, Glasgow, Newcastle and Carlisle you will discover that driving is a pleasure again. Traffic free roads and quiet country lanes reveal new breathtaking vistas which change with the seasons, weather and light.

The Borders Railway line has a half hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.

A three bedroom first and upper floor maisonette in walk-in condition. The maisonette has recently been upgraded and modernised throughout and provides an ideal opportunity for a first time buyer.

The property is presented in freshly decorated neutral colours throughout and briefly comprises of an entrance hall with storage under stairway, family lounge with dining area and dual aspect windows and press, modern fitted kitchen with integrated gas hob and electric oven. Upstairs there is a master bedroom with built-in storage, second bedroom and a modern three piece white family bathroom.

The property further benefits from outdoor outhouses for extra storage, on-street parking and a mature garden to the rear.

Early viewing is highly recommended.













PERFECT STARTER HOME

WITHIN WALKING DISTANCE TO LOCAL AMENITIES





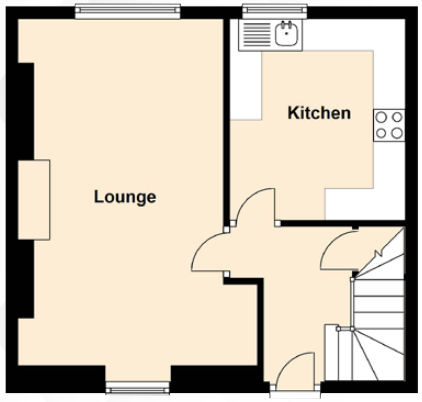


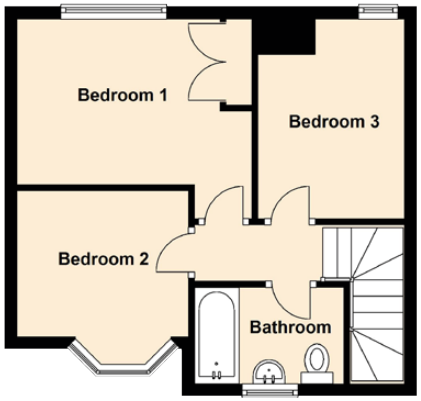






SPECIFICATIONS





Approximate Dimensions
(Taken from the widest point)

Lounge	5.67m (18'7") x 3.22m (10'7")
Kitchen	3.15m (10'4") x 2.75m (9')
Bedroom 1	3.79m (12'5") x 2.59m (8'6")
Bedroom 2	2.84m (9'4") x 2.28m (7'6")
Bedroom 3	3.12m (10'3") x 2.29m (7'6")
Bathroom	2.09m (6'10") x 1.90m (6'3")

Gross internal floor area (m^2) - 65 m^2

EPC Rating - D

Extras
(Included in the sale)

All fixtures, carpets, blinds and kitchen appliances.

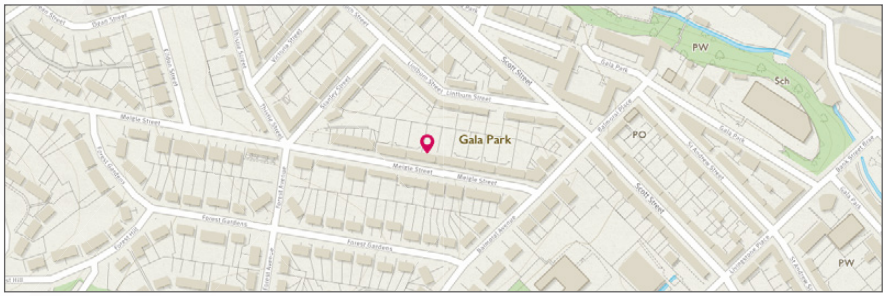


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
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Professional photography
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