




McEwan Fraser Legal
Solicitors & Estate Agents
01896 800 440

4 Meikle Kemp Lane

GALASHIELS, TD1 2QQ

GALASHIELS

Galashiels is a small town, there are plenty of activities available to enjoy. A short walk away you will find Gala Water Retail Park, which features a Marks & Spencer Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to a Tesco Extra and an Asda.

Galashiels also has a modern and spacious gym and has a number of bars and restaurants suitable for couples or families. There are various sports clubs in the town which include, rugby, football, golf, cricket, athletics, tennis and bowls, which welcome both seniors and juniors. There are various parks in the town which families can enjoy. 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 will 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 through Midlothian to Edinburgh Waverley, connecting to the national and international rail network within an hour.



Galashiels Interchange, Gala Water, Our Lady and St Andrew Galashiels Church and Statue on Church Street



4 MEIKLE KEMP LANE

Built by Persimmon Homes in 2014, 4 Meikle Kemp Lane is a fantastic townhouse offering flexible family living space, beautifully maintained by the current owners with crisp and modern decor throughout. With its quiet location on the periphery of the development, and a children's play park close by, we would highly recommend early viewing of this attractive family home that offers generous accommodation.

The property is offered in turn-key condition, and benefits from gas fired central heating and double glazing throughout. The welcoming hallway has a timber staircase to the first floor, with storage underneath accessed from the sitting room. Also off the hallway is a convenient toilet, with a two piece white suite of wash hand basin and WC. The sitting room is set to the front of the property which is very private, decorated in neutral tones and leads to the kitchen diner to the rear.

The open plan kitchen/dining room is a fabulous family space that is well appointed with a range of quality fitted floor and wall units incorporating a stainless steel gas hob

and oven with extractor above and stainless steel sink. There is ample space for dining, and also to create a family area at the opposite end of the room, with "French" doors out to the rear garden.

On the second floor is Bedroom two is a good sized double room set to the rear and perfect as a guest room. Bedroom three is another good sized double room, and bedroom four is also a smaller double room, currently used as a home office. The family bathroom is well fitted with a three-piece white suite consisting of a bath, wash hand basin and WC.

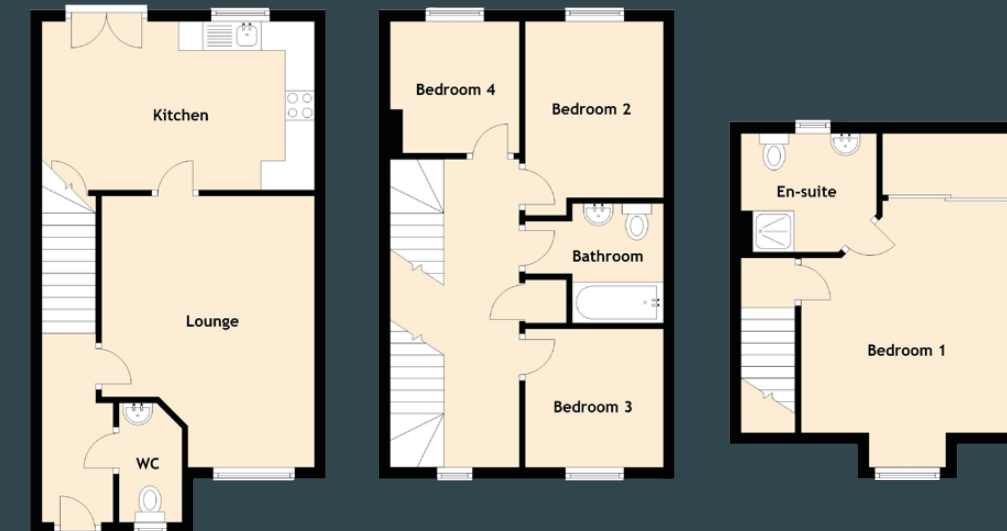
On the top floor is the spacious master bedroom is well proportioned and boasts a good range of fitted wardrobes together with a well-appointed en-suite shower room.

External: Driveway parking and there is a stoned open plan garden area to the front, with a well maintained landscaped garden to the rear, laid to all-weather lawn with patioed dining area, raised decking and a good sized shed.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.63m (15'2") x 3.63m (11'11")
Kitchen	4.65m (15'3") x 2.88m (9'5")
Bedroom 1	4.54m (14'11") x 3.63m (11'11")
En-suite	2.31m (7'7") x 2.02m (6'8")
Bedroom 2	3.31m (10'10") x 2.44m (8')
Bedroom 3	2.44m (8') x 2.41m (7'11")
Bedroom 4	2.25m (7'5") x 2.20m (7'3")
Bathroom	2.44m (8') x 2.04m (6'8")
WC	2.04m (6'8") x 1.07m (3'6")

Gross internal floor area (m²): 104m²

EPC Rating: C

Extras (Included in the sale): All fitted flooring and garden shed, other items by negotiation.

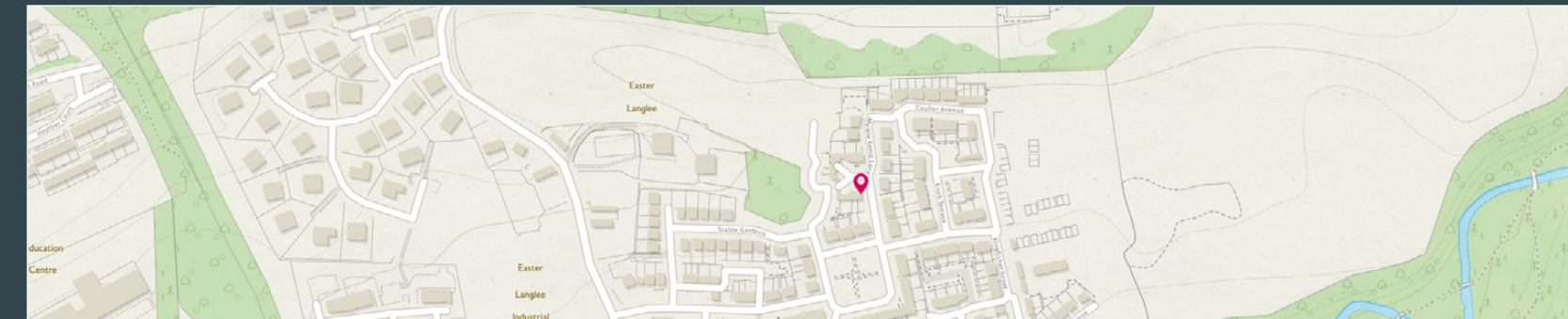


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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