



McEwan Fraser Legal
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4 Croft Street
GALASHIELS, BORDERS, TD1 3BJ



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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 retailers include 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.

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 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 to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.

We are delighted to offer for sale this one bedroom well-proportioned flat located within a popular residential area towards the outskirts of the town. Internally, the property consists of an entrance hall with storage cupboard, bright lounge to the front with ample natural light and kitchen with a selection of excellent wall and base units topped with plenty of worktop space which is sure to appeal to any aspiring chef. There is one double bedroom with built-in storage and a three-piece bathroom comprising WC, wash hand basin and shower inside a modern shower cubicle. Other benefits of the property are double glazed windows, gas central heating and ample on-street parking.



FLOOR PLAN, DIMENSIONS, LOCATION

Approximate Dimensions
(Taken from the widest point)

Living Room	4.86m (15'11") x 3.53m (11'7")
Kitchen	3.12m (10'3") x 3.06m (10')
Bedroom	3.88m (12'9") x 3.18m (10'5")
Shower Room	2.87m (9'5") x 1.80m (5'11")

Gross internal floor area (m²) - 58 m²

EPC Rating - C

Extras
(Included in the sale)

All fixtures, carpets, blinds and kitchen appliances.

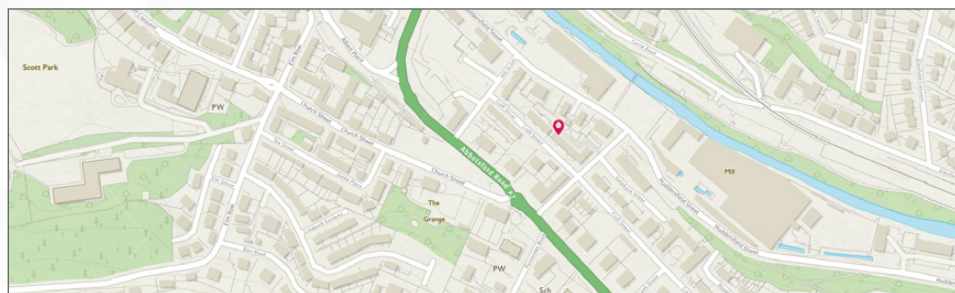
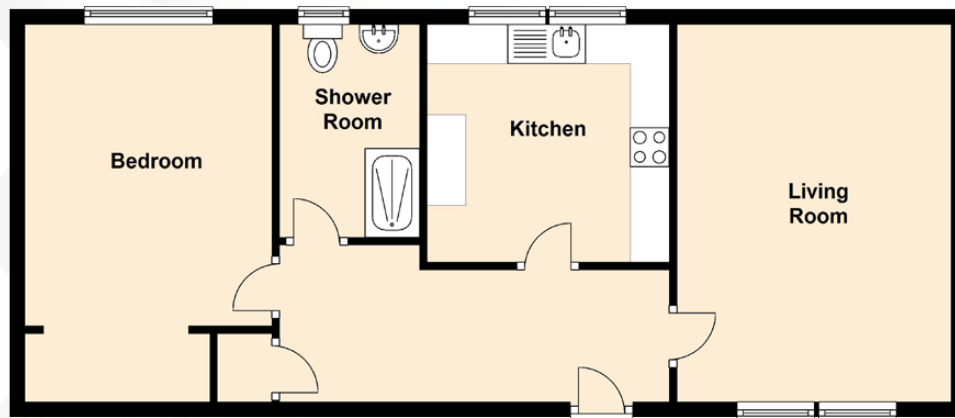


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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DEREK WEBSTER
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer