




McEwan Fraser Legal
Solicitors & Estate Agents
01896 800 440

25 Church Street
GALASHIELS, BORDERS, TD1 3JL



25 CHURCH STREET

The name, Galashiels, is derived from shields 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 M&S 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 and 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 access the Southern Upland Way as it passes through.

The Borders Railway line provides a half-hourly service at peak times seven days a 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.

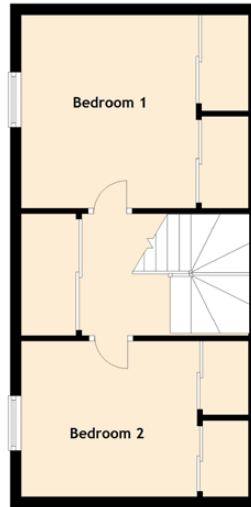
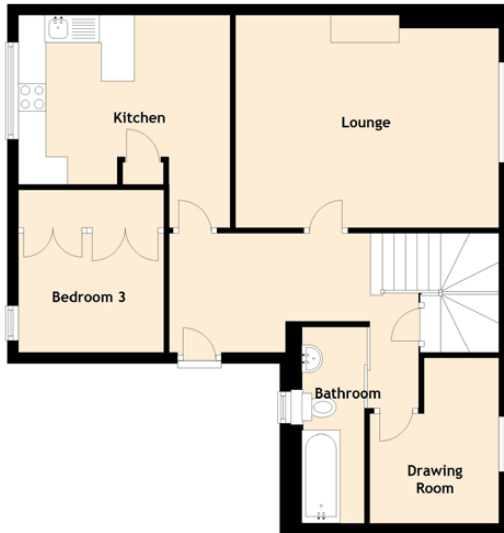
McEwan Fraser Legal are delighted to present to the market this well maintained and presented double upper villa situated in Galashiels. This property is a charming and well presented flat that is suitable for cosmetic upgrading and modernisation. Offering a spacious, and comfortable home over two levels, the property offers flexibility throughout, and the layout offers the buyer a multitude of choices in deciding on how to use the fabulous space on offer.

Internally the accommodation is in excellent decorative order for its age, and briefly consists of a spacious lounge with a feature gas fire and window to the front which floods the room with light, dining room, a good quality three-piece bathroom with shower over bath, fully fitted kitchen with wall and base units, other appliances include washing machine, fridge, freezer and intergrated oven with hob, bedroom providing more than adequate space for furniture arrangements, with built-in storage, as well as large under stair storage cupboard.

On the upper floor is a landing with built in storage and access to the further two bedrooms. Both of these bedrooms have fitted wardrobes and large windows overlooking the Gala Water valley and the hills beyond.

A full gas central heating system has been installed which should help ensure a warm yet cost effective living environment. More than adequate parking can be found to the front of the property for both residents and visitors with a large private garden to the rear with shed.

THE GARDEN AND VIEWS FROM THE PROPERTY



Approximate Dimensions - (Taken from the widest point)

Lounge	4.80m (15'9") x 3.87m (12'8")
Kitchen	3.87m (12'8") x 3.86m (12'8")
Dining Room	3.01m (9'11") x 2.35m (7'9")
Bedroom 1	3.52m (11'7") x 3.18m (10'5")
Bedroom 2	3.20m (10'6") x 2.83m (9'3")
Bathroom	3.38m (11'1") x 1.34m (4'5")
Bedroom 3	2.75m (9') x 2.17m (7'1")

Gross internal floor area (m²) - 102m²

EPC Rating - E

Extras - (Included in the sale)

All fixtures, carpets, blinds and kitchen appliances.

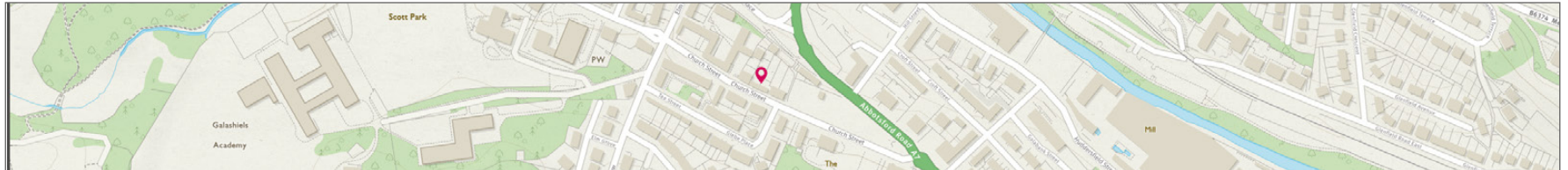


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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
VIKTOR VASS
Photographer



Layout graphics and design
BEN DAYKIN
Designer