



1 Glenfield Road West

Galashiels, Borders, TD1 2AL



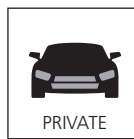
Scan Here!



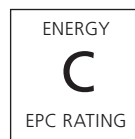
3 BED



2 BATH



PRIVATE



ENERGY

C

EPC RATING



Galashiels *Borders*

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 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 90-mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through.

Galashiels is home to a number of

primary schools, one 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'll discover that driving is a pleasure again. Traffic free roads and quiet country lanes reveal new breath-taking vistas which change with the seasons, the weather and the light.

The Borders Railway line is set to be up and running by summer 2015 with half hourly service at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.



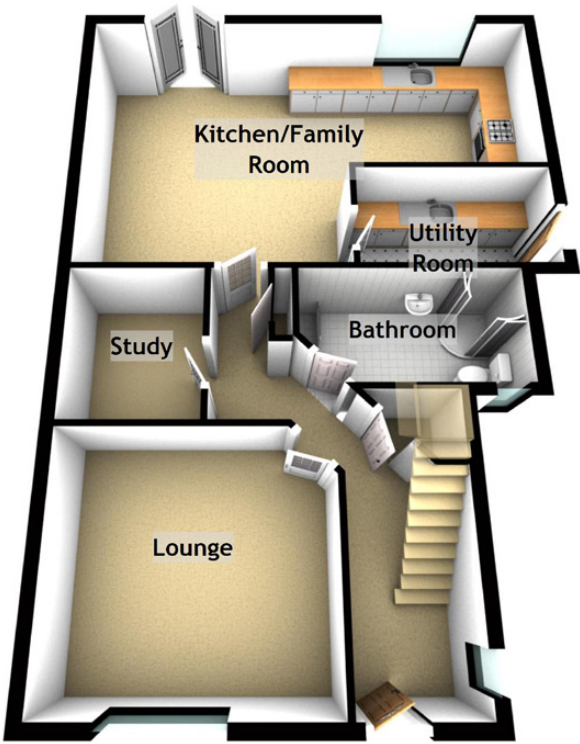
1 Glenfield *Road West*

Delightful extended family home, with generous back garden with extensive decking. To the front this property boasts private parking spaces sufficient for three cars, with well-maintained front garden. The property briefly comprises; entrance hallway, family lounge with wood burning stove, opposite is a good sized family bathroom with modern bathroom suite that features separate shower room and bath finished to high standard, there is a large open plan lounge/kitchen diner with French doors to the back garden decking area, the kitchen itself has been done to a high specification boasting custom made worktops, brick effect tiled splash backs and five stage gas burner hob. There is also a utility room with side door to the garden, plus a storage cupboard off the hallway. Upstairs there is a master bedroom with walk-in wardrobe and a well-appointed en-suite shower room, toilet and W.C. with two further double bedrooms that have a scenic view to the rear of the property.

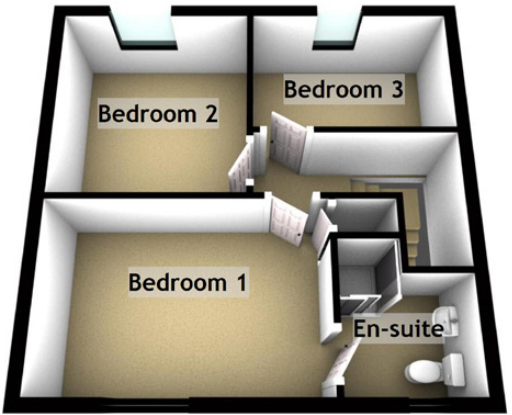




Ground Floor



First Floor



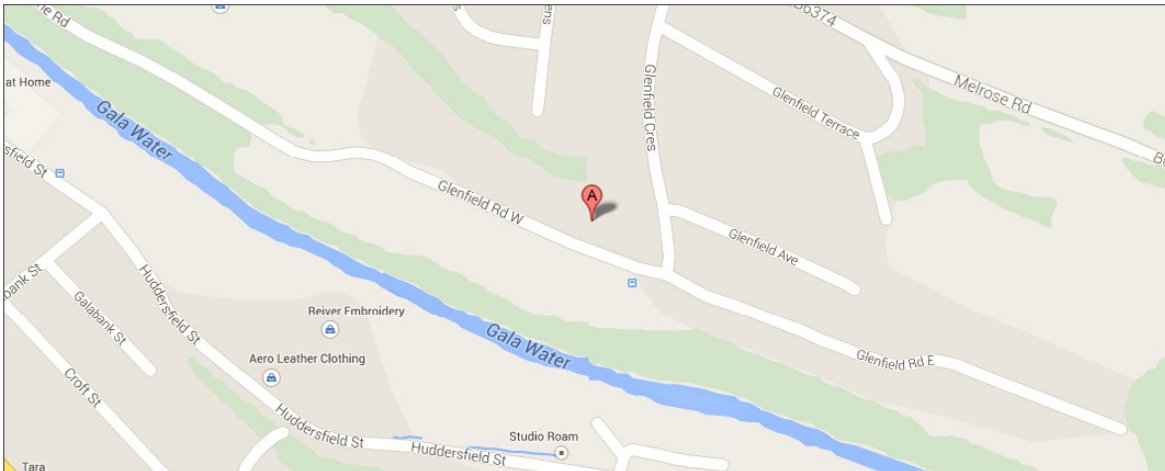
Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.65m (12')
Kitchen/Family Room	7.45m (24'5") x 4.67m (15'4")
Utility Room	3.18m (10'5") x 1.80m (5'11")
Study	2.35m (7'9") x 2.02m (6'8")
Bedroom 1	4.09m (13'5") x 2.75m (9')
En-suite	1.87m (6'2") x 1.74m (5'9")

Bedroom 2	3.03m (9'11") x 2.91m (9'7")
Bedroom 3	3.05m (10') x 1.97m (6'6")
Bathroom	3.92m (12'10") x 2.09m (6'10")

Extras
(Included in the sale)

all fitted carpets, curtains and fixtures, other items by negotiation.





The Garden



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Part Exchange

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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.

Disclaimer - 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 schedule 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
CATHERINE ANDERSON
Designer