





McEwan Fraser Legal

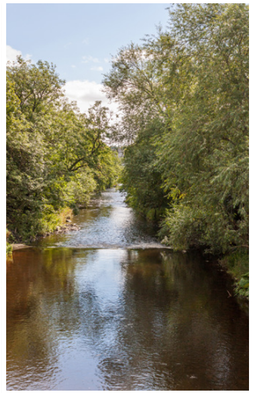
Solicitors & Estate Agents

01896 800 440

3 Ryefield Windyknowe Road

GALASHIELS, BORDERS, TD1 1RG







OUR LADY AND SAINT ANDREW GALASHIELS CHURCH | GALA WATER | STATUE ON CHURCH STREET

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 Marks and 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'll 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.







3 RYEFIELD WINDYKNOWE ROAD

This is an extremely attractive lower ground floor apartment, forming part of a sympathetic conversion of a large detached house into three separate apartments.

The property is beautifully presented throughout, boasting many attractive contemporary features with the open plan lounge, kitchen and dining area being of particular note. Underfloor heating is incorporated into the living areas, whilst large patio doors from the lounge give excellent light and lead out onto a large raised deck which is ideal for seating.

In addition, there is a large area of garden which enjoys a particularly private aspect with a gravelled drive to the front of the house providing convenient private parking.











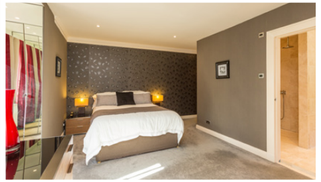






















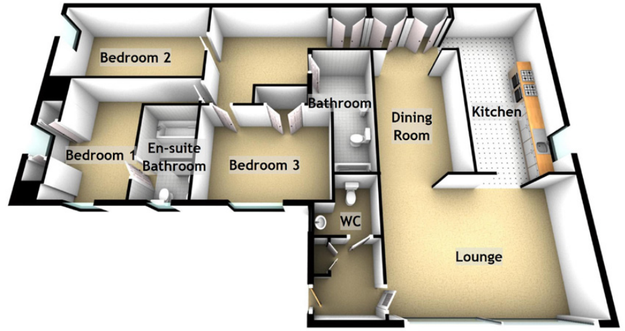








SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	6.28m (20'7") x 4.32m (14'2")
Kitchen	6.57m (21'7") x 2.57m (8'5")
Dining Room	4.11m (13'6") x 2.91m (9'7")
Bedroom 1	4.79m (15'9") x 4.61m (15'1")
Bedroom 2	5.38m (17'8") x 2.45m (8')
Bedroom 3	3.90m (12'10") x 2.64m (8'8")
Bathroom	4.12m (13'6") x 1.20m (3'11")
En-suite	3.31m (10'10") x 1.85m (6'1")
WC	2.02m (6'8") x 1.32m (4'4")

Gross internal floor area (m^2) - $162m^2$

EPC Rating - C

Extras
(Included in the sale)

All fixtures, fittings, carpets, curtains and kitchen appliances.

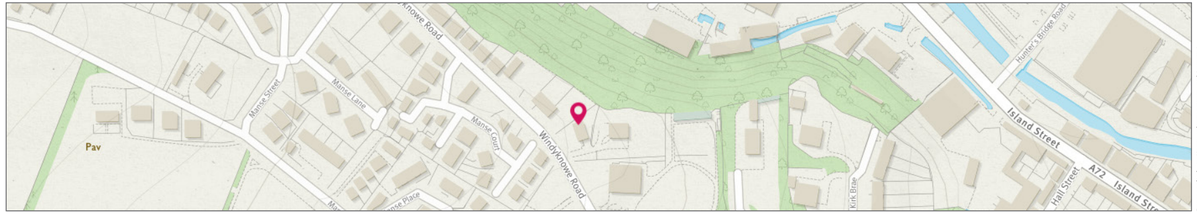


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Part Exchange Available

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



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