




McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

Witchie Knowe

BARR ROAD, GALASHIELS, BORDERS, TD1 3HX

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 & 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.

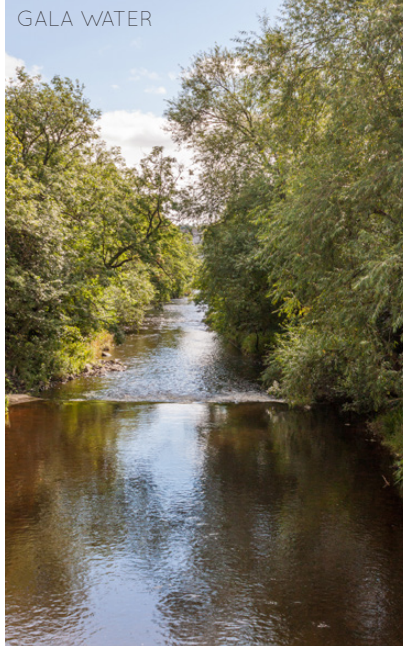
Galashiels is has a number of primary schools, a secondary

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 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.

GALA WATER



STATUE ON CHURCH STREET



VIEW OVER GALASHIELS



OUR LADY AND SAINT ANDREW GALASHIELS CHURCH





Witchie Knowe, Barr Road

An excellent opportunity has arisen to acquire this spacious three bedroom detached bungalow, well situated on Barr Road within the Galashiels area of the Scottish Borders. The property has the advantage of being within easy walking distance of Galashiels Academy, a primary school and the train station. Viewing of this property is highly recommended.

Internally this accommodation could benefit from modernisation and comprises of an entrance hallway, a bright and spacious sitting room including a feature gas fire, leading onto the dining room and a fully fitted, partially tiled kitchen, benefiting from three storage cupboards, a further storage cupboard which houses the water tank and there is access to the rear garden. The spacious double bedroom with two double built-in wardrobes, a further double bedroom including a double built-in wardrobe, a single bedroom with a further

double built-in wardrobe and a three piece, partially tiled family bathroom, benefiting from an over-head shower and a mirrored medicine cabinet.

The attic is accessed via the entrance hallway and provides more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing and secure private garden grounds surrounding the property, including two storage cupboards to the rear, (one of which houses the boiler). There is a patio area as well as a large stable to the front of the property, ideal for anyone looking for somewhere safe to keep horses or alternatively for anyone looking for substantial storage space and a single driveway as well as a single garage to accommodate for secure off-street parking.





Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.92m (22'8") x 5.77m (18'11")
Kitchen/Breakfast Room	4.17m (13'8") x 2.78m (9'1")
Bedroom 1	4.03m (13'3") x 2.78m (9'1")
Bedroom 2	3.85m (12'8") x 3.00m (9'10")
Bedroom 3/Study	2.76m (9'1") x 2.56m (8'5")
Bathroom	2.78m (9'1") x 1.85m (6'1")
Stables	7.13m (23'5") x 4.51m (14'10")

Gross internal floor area (m²) - 101m²

EPC Rating - F

Extras
(Included in the sale)

All fixtures and fittings including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

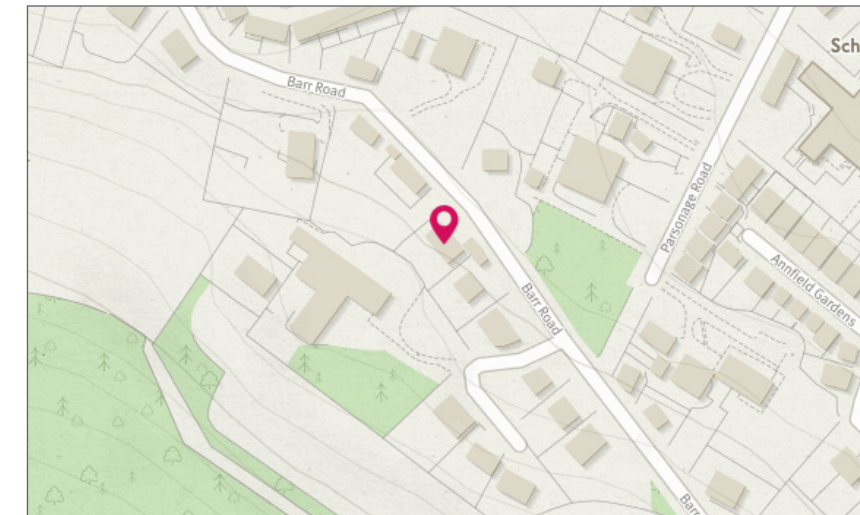


Image credit: <https://www Ordnance Survey.co.uk/omaps/>




McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SEAN NICOL
 Surveyor



Professional photography
PHILIP STEWART
 Photographer



Layout graphics and design
BRYONY STEWART
 Designer

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