




McEwan Fraser Legal
Solicitors & Estate Agents
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86 Thistle Street

GALASHIELS, TD1 1LX

86 THISTLE STREET

GALASHIELS



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.

McEwan Fraser Legal are delighted to present to the market this well maintained and presented double upper villa situated in the Galashiels.

This property is a charming and exceptionally well presented flat that has been modernised to offer a spacious, comfortable and beautifully presented accommodation 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 great decorative order and briefly consists of a spacious lounge with window to the front which floods the room with light and feature electric fire, fully fitted kitchen with wall and base units, integrated appliances include washing machine, fridge freezer and range hob, double bedroom providing more than adequate space for furniture arrangements as well as large under stair storage cupboard.

The upper floor gives access to the further two bedrooms, one of which has a large bay style window to the front with fitted wardrobe space and a modern three-piece bathroom with shower over bath and heated towel rail.

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 that is laid to lawn.



OFF STREET



LOCAL
AMENITIES



TRAIN LINKS

SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

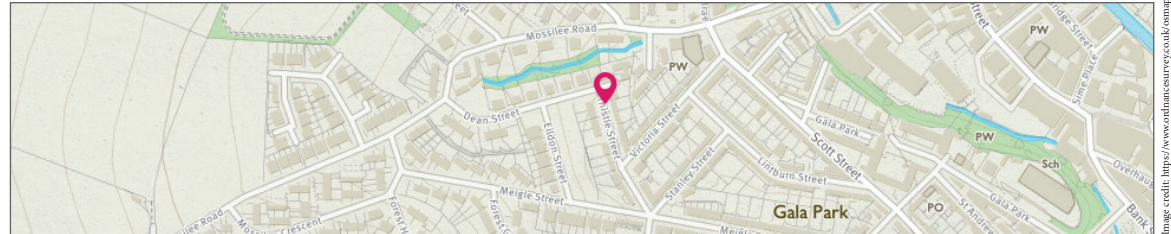
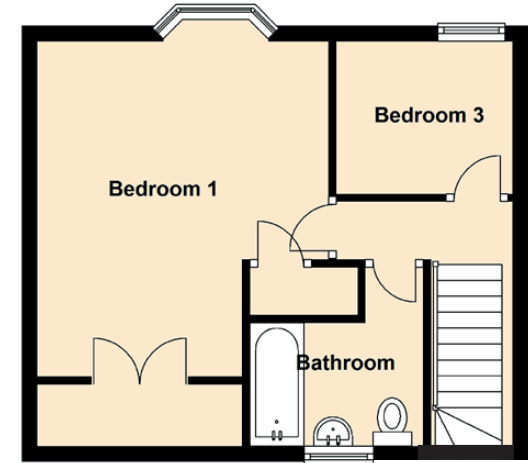
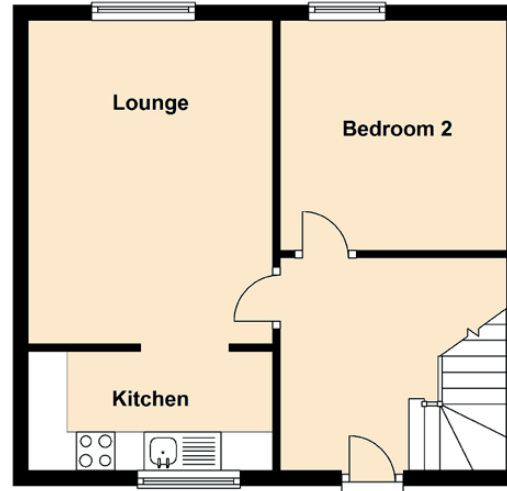
Lounge	4.19m (13'9") x 3.17m (10'5")
Kitchen	3.47m (11'5") x 1.54m (5'1")
Bedroom 1	3.78m (12'5") x 3.64m (11'11")
Bedroom 2	2.98m (9'9") x 2.93m (9'7")
Bedroom 3	2.29m (7'6") x 1.98m (6'6")
Bathroom	2.42m (7'11") x 2.25m (7'5")

Gross internal floor area (m²) - 63m²

EPC Rating - D

Extras
(Included in the sale)

All fitted carpets, floor coverings, light fittings, blinds and integrated kitchen appliances. Other items may also be available through separate negotiation.



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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
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Surveyor



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