



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 ninety 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 now up and running with 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.



Bank Street Gardens - Shops



Our Lady and St Andrew Galashiels Church



Gala Water



The Statue on Church Street



View of the surrounding area from the property

16 Balnakiel Terrace



Spacious terraced house, in a quiet location with great views.

An ideal starter home, this charming three bed property is an attractively designed split-level mid-terrace family home with accommodation over three floors, with exceptional views to the rear, enjoying an elevated position with outlooks across the town and countryside beyond.

The spacious layout of this home allows flexible living space and enjoys great levels of natural light throughout. It is well maintained, and would make an ideal family home, set in a popular yet quiet area within a short walking distance of the town centre and all amenities.

The living space includes a spacious family lounge, modern family bathroom suite, smartly presented fitted kitchen with electric oven and gas hob, two double size bedrooms, with a further third bedroom as well as ample storage from the hallway cupboards downstairs and airing cupboard upstairs. The property further benefits from double glazing throughout, gas central heating and a large summerhouse style shed* to the front of the property.



Lounge, Kitchen & Hallway

Bedroom 1



Bathroom



Bedroom 3

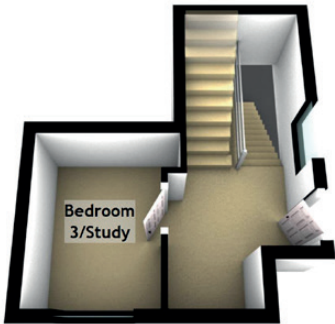
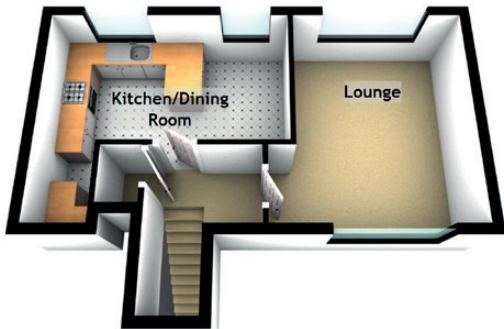
Bedrooms & Bathroom

Bedroom 2



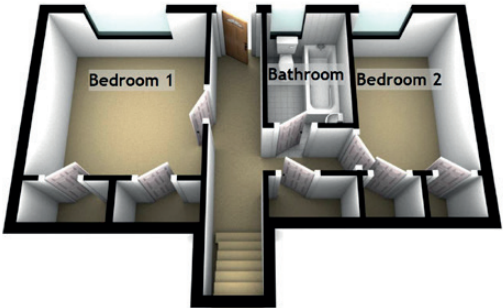
Property Specifications

Upper Floor



Ground Level

Lower Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	4.18m (13'9") x 3.29m (10'10")
Kitchen/Dining Room	4.65m (15'3") x 2.65m (8'8")
Bedroom 1	3.39m (11'1") x 3.17m (10'5")
Bedroom 2	3.30m (10'10") x 2.13m (7')
Bedroom 3/Study	2.70m (8'10") x 2.29m (6'7")

Gross internal floor area (m²) - 78m²

EPC Rating - D

Extras
(Included in the sale)

All fixtures, fittings, carpets, and integrated kitchen appliances. *Summerhouse shed available by separate negotiation.

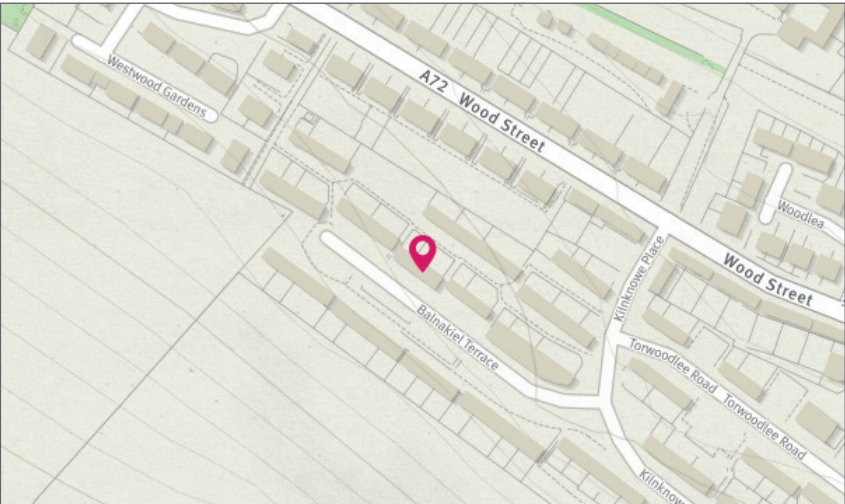


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