





McEwan Fraser Legal

Solicitors & Estate Agents

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190 Scott Street

GALASHIELS, BORDERS, TD1 1DX

190
SCOTT STREET

Galashiels is a small town, there are plenty of activities available to enjoy. A short walk away you will find Gala Water Retail Park, which features a Marks & Spencer Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to a Tesco Extra and an Asda.

Galashiels also has a modern and spacious gym and has a number of bars and restaurants suitable for couples or families. There are various sports clubs in the town which include, rugby, football, golf, cricket, athletics, tennis and bowls, which welcome both seniors and juniors. There are various parks in the town which families can enjoy. 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 will 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 will 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 through Midlothian to Edinburgh Waverley, connecting to the national and international rail network within an hour.

Peacefully situated minutes from the town centre, 190 Scott Street offers spacious accommodation with a private rear garden area and lovely views.

The property briefly comprises; cosy family lounge, the modern kitchen with a range of fitted cupboards, ample prep space and complete with integral 4 ring gas hob and oven. The bedroom is a great size and benefits from built-in storage, this room also has ample space for free-standing furniture. A good sized family bathroom, fitted with mains shower over the bath completes the accommodation.
Externally there is a private garden area to the rear.





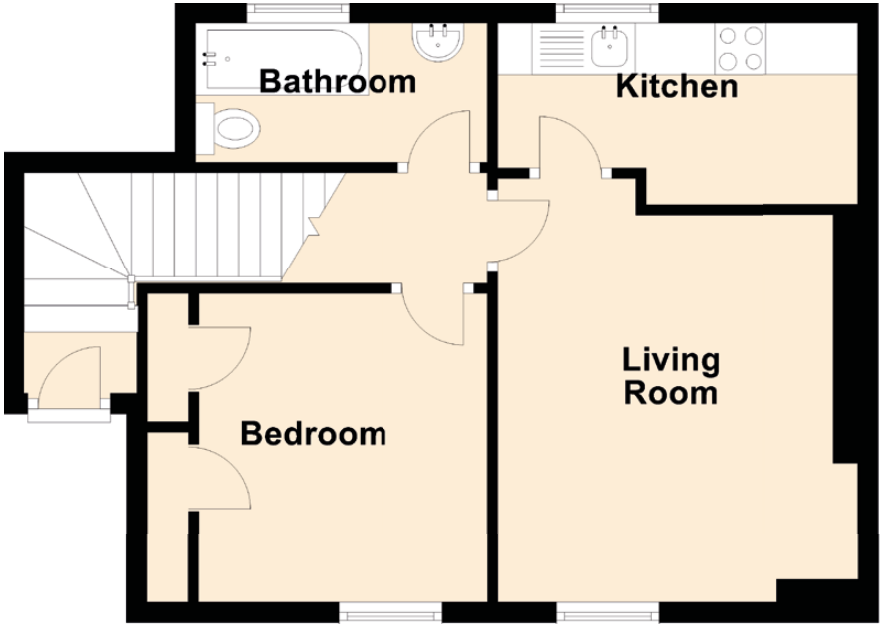









SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Living Room	4.12m (13'6") x 3.50m (11'6")
Kitchen	3.19m (10'6") x 1.76m (5'9")
Bathroom	2.84m (9'4") x 1.35m (4'5")
Bedroom	3.08m (10'1") x 2.76m (9'1")

Gross internal floor area (m^2) : 37m^2

EPC Rating : D

Extras (Included in the Sale) : Furniture is available by separate negotiation.

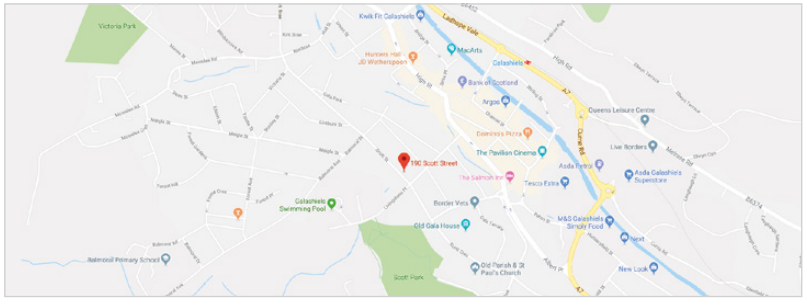


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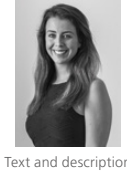
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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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