




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

2 Douglas Place
GALASHIELS, TD1 3BT

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.

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 set to be up and running by September 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.



2 DOUGLAS PLACE, GALASHIELS, TD1 3BT

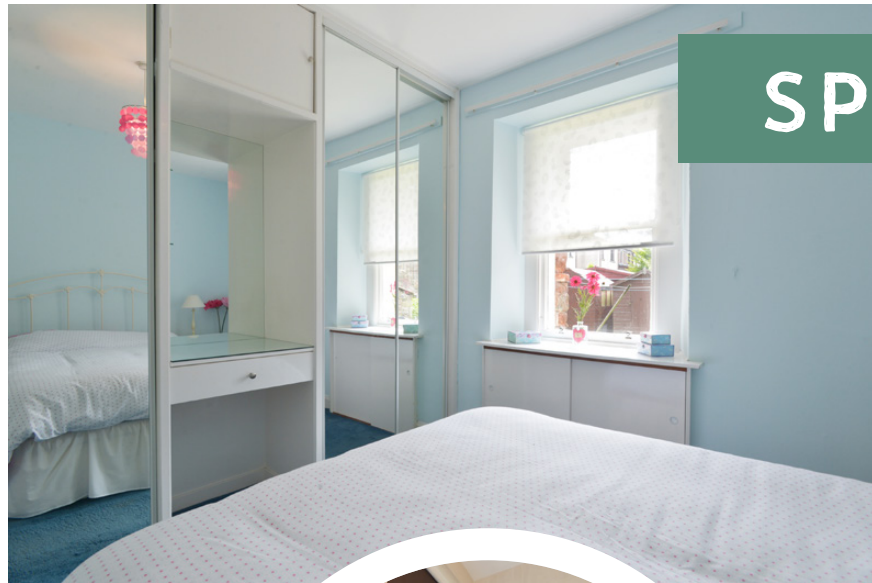
We are delighted to bring to the market this fantastic ground floor flat with ample on-street parking, and a large communal garden.

The property briefly comprises: modern open plan kitchen diner, with integrated separate fridge and a freezer, electric oven and gas hob, a large family lounge with electric fireplace feature offers ample family space with a white three piece family bathroom with shower above the bath and heated towel rail, the master bedroom is a good size with under window storage cupboard and full size built-in mirrored wardrobes, the second bedroom is also a good size with matching wardrobe and access to the rear porch, which offers ideal space for storage, that leads to the back garden. There is also a large cupboard with window that would be perfect as a utility room, accessed from the hallway.

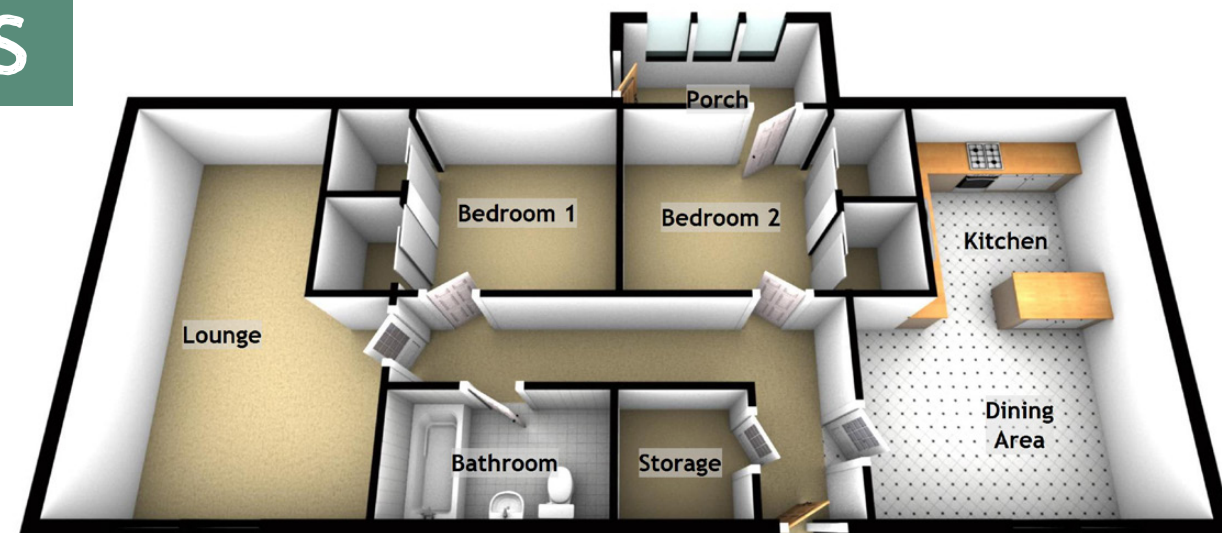
The property benefits from double glazing in most rooms and gas central heating.

“...FANTASTIC
GROUND FLOOR
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GARDEN...”





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

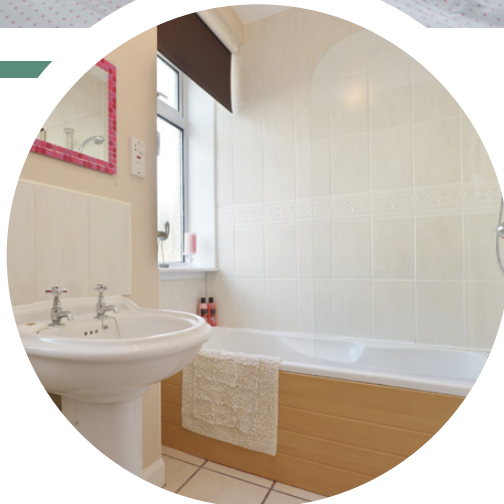
Lounge	5.20m (17'1") x 3.85m (12'8")
Kitchen/Dining Area	5.55m (18'3") x 3.48m (11'5")
Bedroom 1	2.90m (9'6") x 2.84m (9'4")
Bedroom 2	2.89m (9'6") x 2.80m (9'2")
Bathroom	2.78m (9'1") x 1.54m (5'1")

Gross internal floor area (m²) - TBC

EPC Rating - TBC

Extras
(Included in the sale)

All fixtures, fittings, carpets and curtains.





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Part
Exchange
Available



Text and description
DEREK WEBSTER
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk