



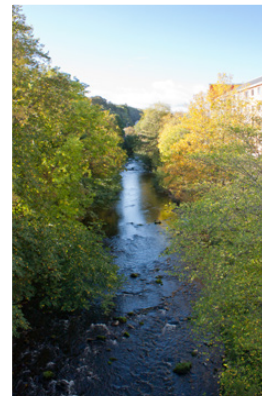
**McEwan Fraser Legal**

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GALASHIELS, TD1 3NZ



GALASHIELS

Scottish 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 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

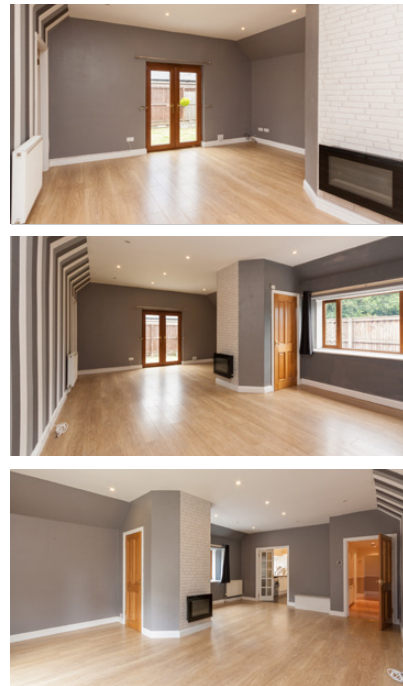
all members of the family entertained on a day out. Cyclists can join the 90-mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through.

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 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.

Bank Street Gardens, Leaderfoot Viaduct, River Tweed and Melrose Golf Club



This fantastic detached bungalow is presented to the market in walk-in condition. The property boasts four bedrooms with private garden and ample private parking space. The property briefly comprises: modern family kitchen with integrated appliances, including five stage gas burner, two stage electric oven, dishwasher and stand alone fridge freezer and washing machine. The kitchen is finished with white splash back tiles behind the worktops and has smart black floor tiles giving a very modern feel. There are internal double doors that lead to the

dining room area and lounge beyond, with smart wood effect laminate flooring. There are French doors off the lounge that lead directly into the garden area.

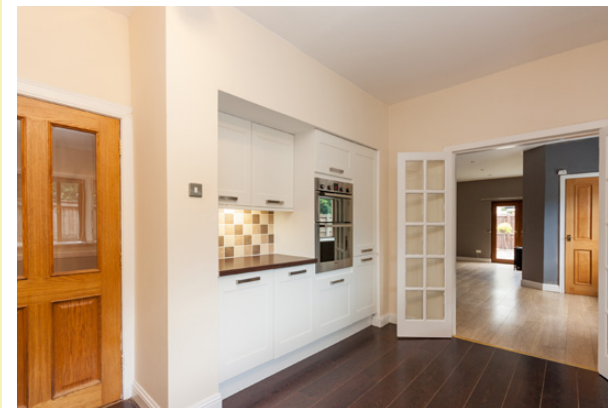
The family bathroom has a fantastic white four piece bathroom, that includes separate shower cubicle, bath and heated towel rail. The master bedroom features a fitted wardrobe, with the remaining bedrooms next door or adjacent each sufficient for a double bed.

To the back of the building, nearest to the

main road is a convenient porch area that leads to the side entrance, perfect for coats and shoes.

The outside area features a large mono-block driveway, well maintained grass areas that surround the house and there is also a good sized raised decking area for entertaining.

The property also benefits from double glazing throughout, gas central heating and has a large shed in the back garden. Early viewings are recommended.



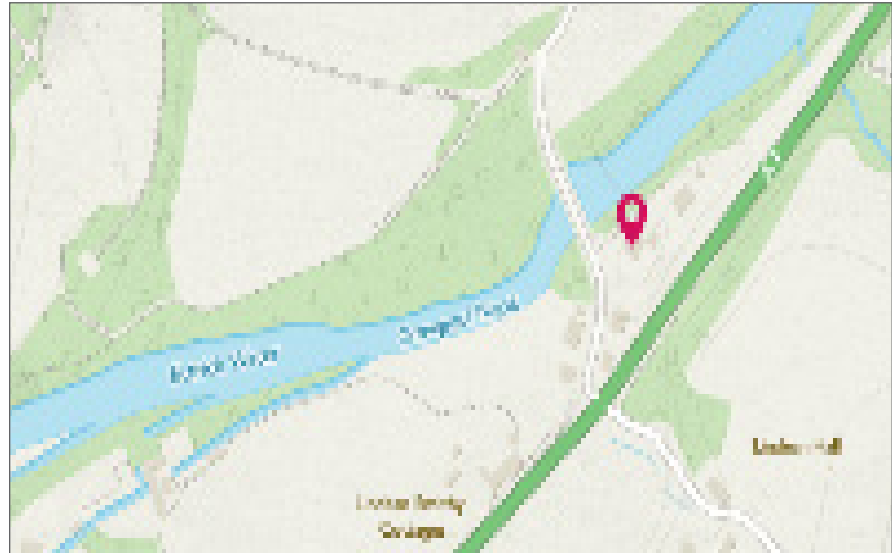


Approximate Dimensions
(Taken from the widest point)

Lounge/Dining Area	7.13m (23'5") x 4.83m (15'10")
Kitchen	4.29m (14'1") x 3.26m (10'9")
Conservatory	2.70m (8'10") x 1.74m (5'9")
Bedroom 1	3.62m (11'11") x 3.50m (11'6")
En-suite	2.27m (7'5") x 2.04m (6'8")
Bedroom 2	4.13m (13'7") x 2.98m (9'9")
Bedroom 3	3.64m (11'11") x 2.40m (7'10")
Bedroom 4	3.09m (10'2") x 2.98m (9'9")
Bathroom	3.32m (10'11") x 2.40m (7'10")

Extras
(Included in the sale)

Floor coverings, light fittings, blinds, other items by negotiation.





McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
DEREK WEBSTER
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
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