




McEwan Fraser Legal
Solicitors & Estate Agents
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25 Craigpark Gardens

GALASHIELS, BORDERS, TD1 3HZ



Galashiels High Street, view from balcony of property



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 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.



25 CRAIGPARK GARDENS



THE PROPERTY

We are delighted to bring to the market this beautifully presented and spacious four bedroom link-detached home in the popular Borders town of Galashiels. The property is in excellent decorative order and briefly comprises: welcoming entrance hallway which leads to the spacious and airy lounge with feature gas stove and dining area. French doors access the balcony which overlooks the rear garden and has beautiful views over the surrounding countryside and St. Paul's Church. The fully fitted and modern kitchen can be accessed via both the lounge/dining room and the main hallway and has integrated fridge/freezer, washing machine and oven/hob. There are

plenty of base and wall units for modern family living. The ground floor is completed with a WC/cloakroom and useful hallway cupboard.

Downstairs, there are four good sized double bedrooms. The first double has mirrored wardrobes, the master bedroom has two sets of built-in wardrobes, the third bedroom also has built-in storage and the fourth room can be easily adapted to create either a fourth bedroom, family room or study. This room also has sliding doors which leads to the rear garden. The part-tiled family bathroom has a three piece suite and mains shower over the bath.

There are a further two hallway cupboards and the insulated attic provides additional storage space.

Externally, the property is accessed through the gated driveway. The front garden is mainly laid with gravel and has a paved and decked seating area, ideal for enjoying the sun in the summer months. There is a single garage and private, fully enclosed rear garden which can be accessed round the side of the property. The property also benefits from gas central heating and double glazing.



“...French doors access the balcony which overlooks the rear garden and has beautiful views over the surrounding countryside and St. Paul's Church...”



BEDROOMS & BATHROOMS



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

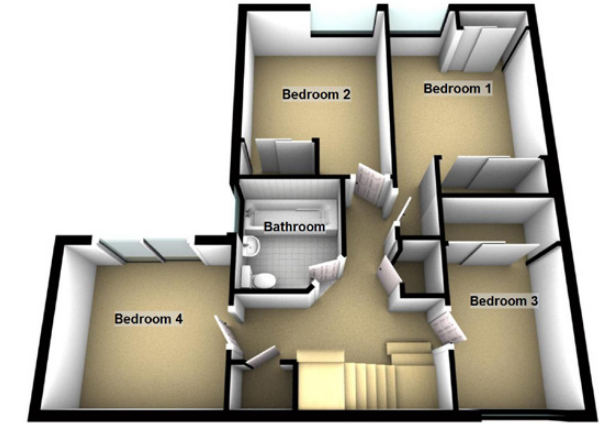
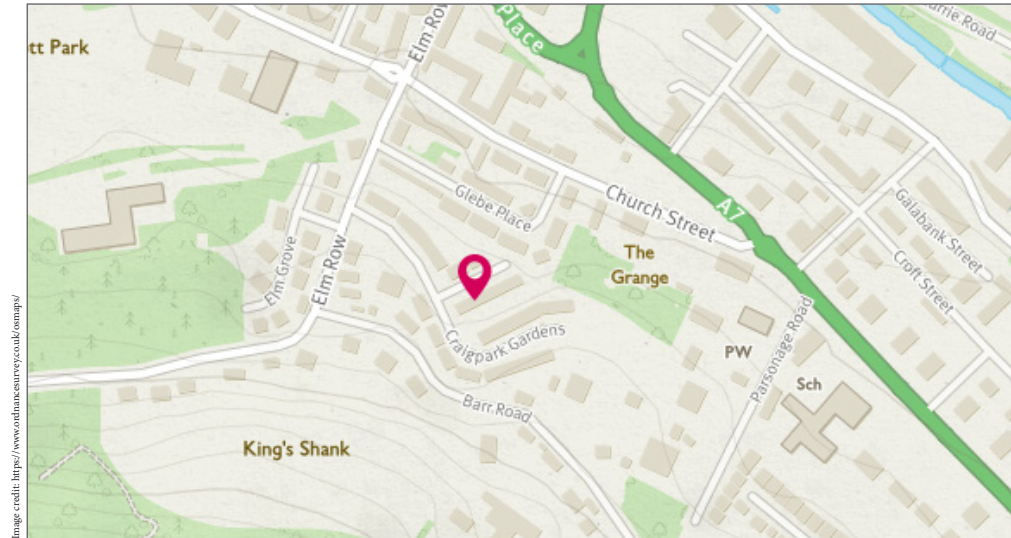
Lounge/Diner	6.53m (21'5") x 6.31m (20'8")
Kitchen	3.76m (12'4") x 2.73m (8'11")
Bedroom 1	4.94m (16'2") x 3.11m (10'2")
Bedroom 2	3.99m (13'1") x 3.09m (10'2")
Bedroom 3	3.38m (11'1") x 2.57m (8'5")
Bedroom 4	3.24m (10'8") x 3.03m (9'11")
Bathroom	2.24m (7'4") x 2.03m (6'8")
WC	2.00m (6'7") x 1.09m (3'7")
Garage	5.16m (16'11") x 3.15m (10'4")

Gross internal floor area (m²) - 119

EPC Rating - D

Extras
(Included in the sale)

All integrated kitchen appliances, blinds, curtains and floor coverings.






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
STEPHEN LAWSON
Surveyor



Professional photography
PHILIP STEWART
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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