




McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

2 Abbots Place

GALASHIELS, BORDERS, TD1 3BU



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 Marks and Spencer 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 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 has a number of primary schools, a 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 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 to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.



2 ABBOTS PLACE

We are delighted to bring to the market this particularly attractive lower villa within close proximity to the town centre.

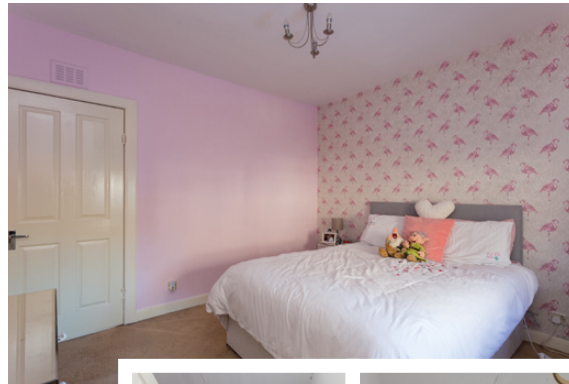
The property briefly consists of an entrance hall, spacious lounge, fully fitted kitchen, a conservatory to the rear of the property which provides access to the communal garden and a private shed, two double bedrooms with

built in storage cupboards, one large single bedroom and a three piece part tiled bathroom with shower over bath. The property further benefits from gas central heating throughout and double glazed windows.

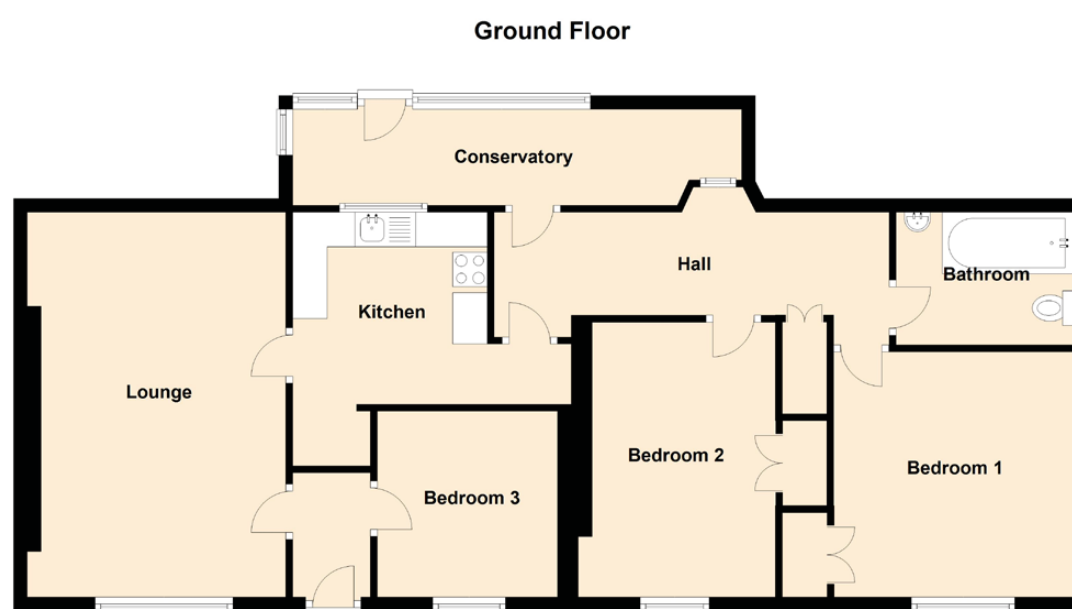
Externally there is a courtyard to the rear which is shared between the properties and more than adequate free on street parking to the front.



Particularly attractive
three bedroom
lower villa within a
quiet location
and within close proximity
to the town centre



BEDROOMS & BATHROOM



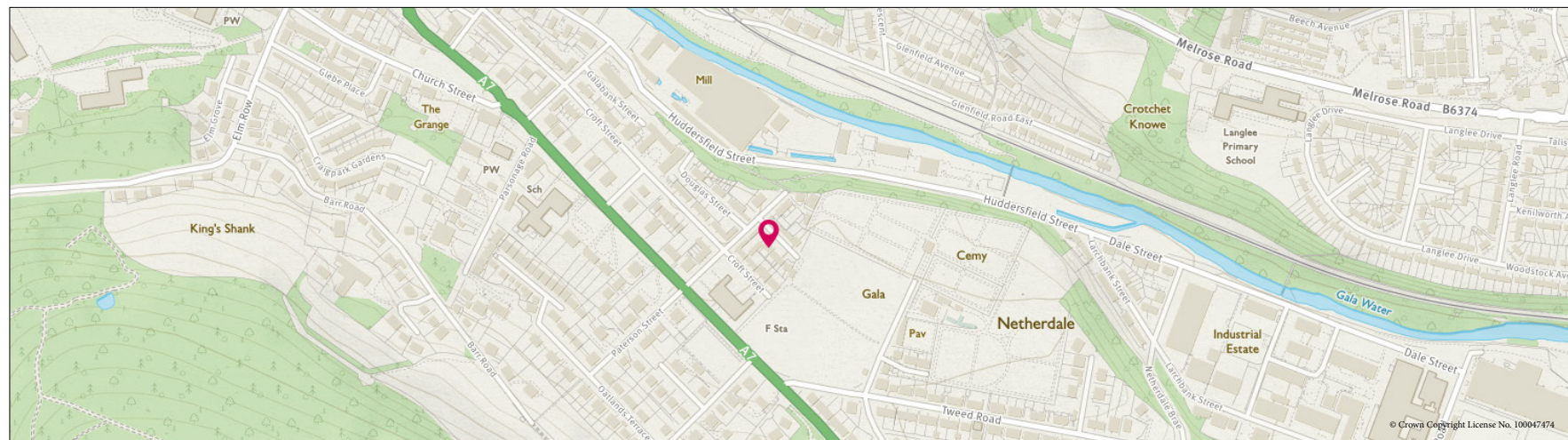
Approximate Dimensions (Taken from the widest point)

Lounge	5.57m (18'3") x 3.75m (12'4")
Kitchen	4.04m (13'3") x 2.78m (9'1")
Conservatory	6.53m (21'5") x 1.39m (4'7")
Bedroom 1	3.55m (11'8") x 3.50m (11'6")
Bedroom 2	3.98m (13'1") x 2.86m (9'5")
Bedroom 3	2.72m (8'11") x 2.42m (7'11")
Bathroom	2.60m (8'6") x 1.51m (4'11")

Gross internal floor area (m²) - 89 m²
EPC Rating - D

Extras (Included in the sale)

Floor coverings, light fittings and blinds.






McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DEREK WEBSTER
 Surveyor



Professional photography
PHILIP STEWART
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer