

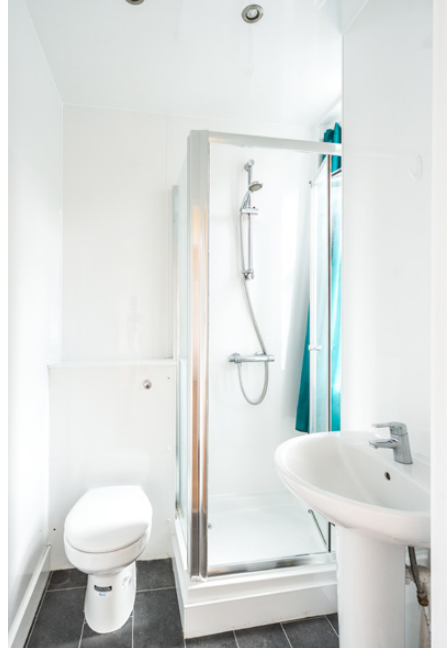


  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01896 800 440

**26 Meigle Street**  
GALASHIELS, BORDERS, TD1 1LL



## 26 MEIGLE STREET GALASHIELS



The name, Galashiels, is derived from shiels or shielings which mean 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 ninety 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 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, the weather and the light.

The Borders Railway line runs 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.

McEwan Fraser Legal are delighted to present to the market this desirable stone ground floor flat which offers accommodation ideally suited to the first time buyer and is in good decorative order. The property briefly consists of an entrance hall, large lounge open plan to fully fitted modern kitchen, double bedroom and modern shower room. The property benefits from gas central heating and private garden ground to front and rear.

# PROPERTY SPECIFICATIONS



Approximate Dimensions  
(Taken from the widest point)

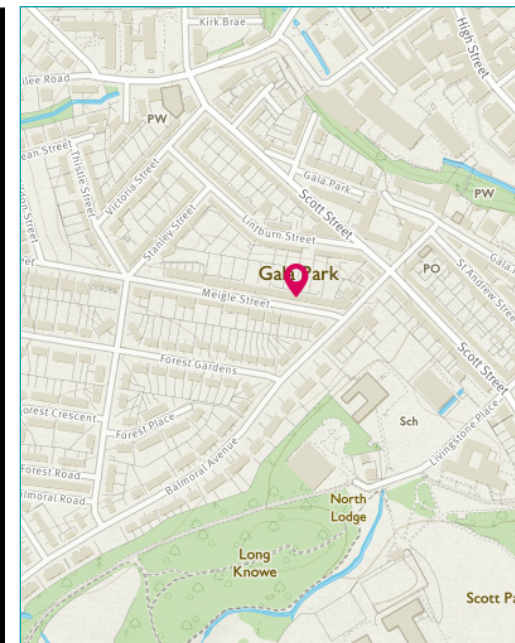
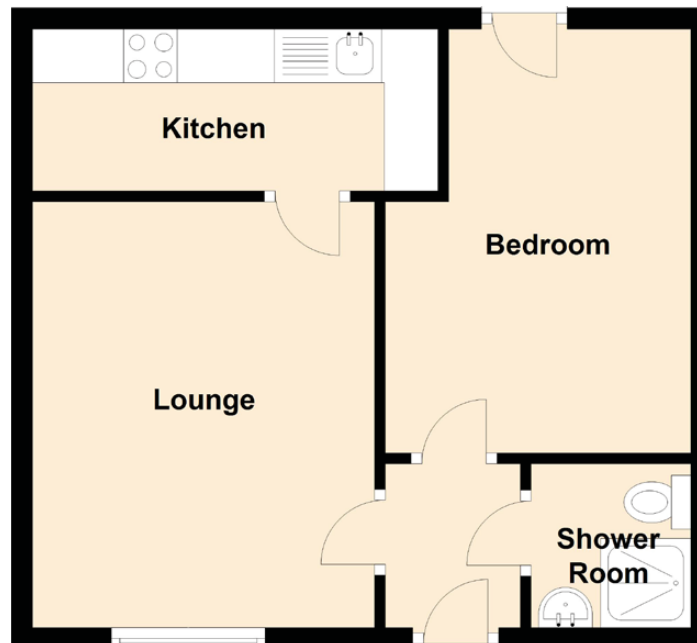
|             |                               |
|-------------|-------------------------------|
| Lounge      | 3.97m (13') x 3.19m (10'6")   |
| Kitchen     | 3.78m (12'5") x 1.51m (4'11") |
| Bedroom     | 3.95m (13') x 2.85m (9'4")    |
| Shower Room | 1.50m (4'11") x 1.49m (4'11") |

Gross internal floor area (m<sup>2</sup>): 34m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale):

All fixtures, carpets, blinds and kitchen appliances.



  
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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  
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