




McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

11 High Buckholmside

GALASHIELS, BORDERS, TD1 2HR

GALASHIELS

Galashiels is a small town where there are plenty of activities available to enjoy. A short walk away you will find Gala Water Retail Park, which features a Marks and Spencer Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to a Tesco Extra and an Asda.

Galashiels has a modern and spacious gym and has a number of bars and restaurants suitable for couples or families. There are various sports clubs in the town which include, rugby, football, golf, cricket, athletics, tennis and bowls, which welcome both seniors and juniors.

There are various parks in the town which families can enjoy. 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 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, 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 through Midlothian to Edinburgh Waverley, connecting to the national and international rail network within an hour.



11 HIGH BUCKHOLMSIDE

An excellent opportunity has arisen to acquire this spacious two bedroom maisonette, making for an ideal buy-to-let opportunity or family home, while being well located within the popular Borders town of Galashiels. Viewing of this property is highly recommended.

Internally this accommodation could benefit from some modernisation, while briefly consisting of;

Ground Floor: an entrance hallway with an under-stair storage cupboard, an open plan, partially tiled lounge/kitchen/diner which

benefits from being dual aspect as well as having an including a 4 gas hob/oven and extractor hood and a single bedroom with a built-in wardrobe.

First Floor: landing with a Velux window, a spacious double bedroom and a three-piece, partially tiled bathroom with a hand-held shower.

This property also benefits from gas central heating, full double glazing and more than adequate on-street parking to accommodate for residents and visitors alike.



FLOOR PLAN, DIMENSIONS, LOCATION

Approximate Dimensions (Taken from the widest point)

Lounge/ Kitchen	5.23m (17'2") x 3.93m (12'11")
Bedroom 1	4.72m (15'6") x 3.20m (10'6")
Bedroom 2	3.30m (10'10") x 1.77m (5'10")
Bathroom	2.12m (6'11") x 2.02m (6'8")

Gross internal floor area (m²): 50m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

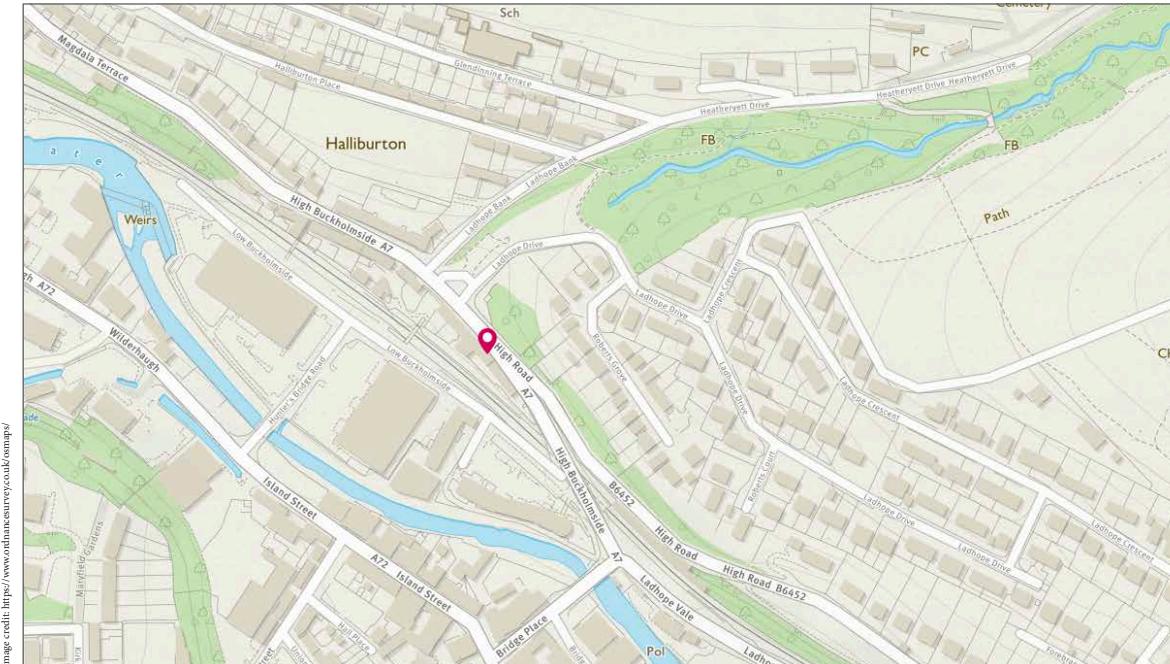


Image credit: <https://www.ordnancesurvey.co.uk/maps/>





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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer