



**McEwan Fraser Legal**

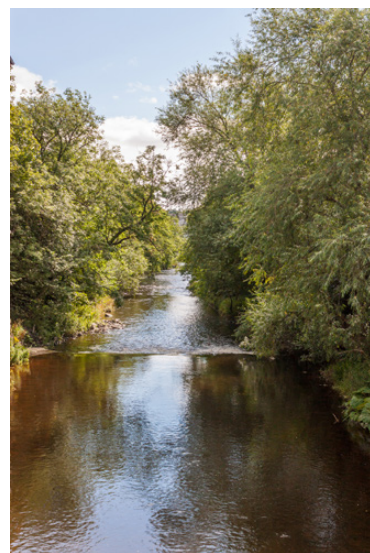
Solicitors & Estate Agents

01896 800 440

**5 Redpath Crescent**

GALASHIELS, BORDERS, TD1 2QG





# BORDERS GALASHIELS

TDI 2020

Galashiels is a small town, but there are plenty of activities available to enjoy. A short walk away you will find Gala Water Retail Park, which features a Marks & 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 also 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.



# 5 REDPATH CRESCENT

GALASHIELS, BORDERS, TD1 2QG

This delightful family home features a generous back garden and is offered to the market in walk-in condition.

The property briefly consists of an entrance hallway, a spacious family lounge with access that leads to the kitchen diner to the rear. The kitchen includes integrated and free-standing appliances, the kitchen is well appointed with a range of quality fitted floor and wall units incorporating a stainless steel gas hob and oven with extractor above, and stainless steel sink, there is also double patio doors that lead to the rear garden that enjoys

lots of sunshine. Completing the ground floor is a useful shower room, WC with a toilet and hand basin.

Upstairs, there is a master bedroom that has ample space for free-standing furniture and built-in wardrobes, a further double bedroom and a smaller third bedroom both perfect as a study. A white three-piece family bathroom completes the property internally. The property further benefits from gas central heating and double glazing.

Early viewing is recommended.







# DETAILS SPECIFICATIONS

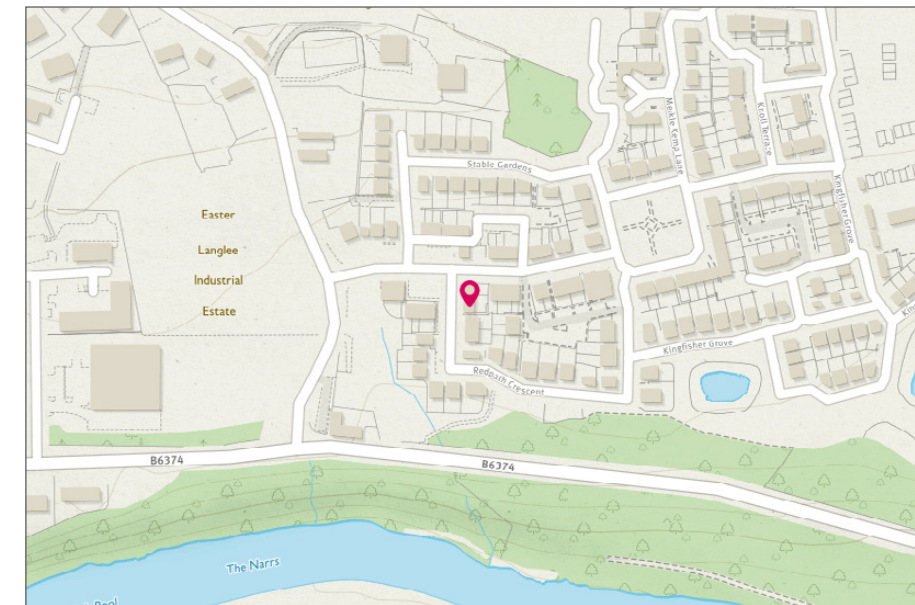
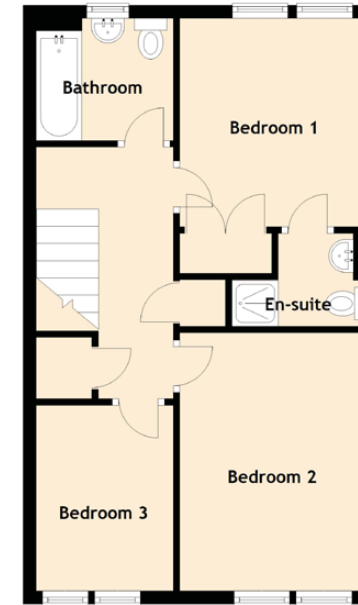
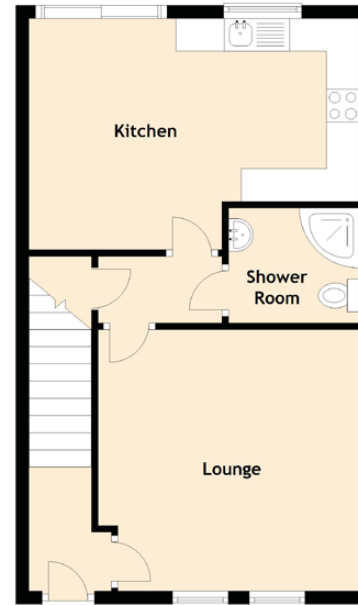
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 4.00m (13'1")
Kitchen	5.06m (16'7") x 3.54m (11'7")
Bedroom 1	3.19m (10'6") x 2.86m (9'5")
En-suite	2.06m (6'9") x 1.44m (4'9")
Bedroom 2	3.95m (12'11") x 2.70m (8'10")
Bedroom 3	2.84m (9'4") x 2.28m (7'6")
Bathroom	2.10m (6'11") x 1.87m (6'2")
Shower Room	2.00m (6'7") x 1.76m (5'9")

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fitted carpets, blinds, curtains, other items by negotiation.




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Text and description  
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Professional photography  
**VIKTOR VASS**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

