




McEwan Fraser Legal

Solicitors & Estate Agents

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5 Queen Elizabeth Drive

GALASHIELS, TD1 2NN



the location

Galashiels is a small town, 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.



the property

McEwan Fraser Legal is delighted to present this four-bedroom terraced townhouse in Galashiels. The property is in walk-in condition having been modernised by the current owner.

Inside, the property comprises:

- Fully equipped kitchen which provides access to the private rear garden.
- Spacious living area which is accessed from the main hall and is bright and spacious with various possible options on configuration.
- Four spacious bedrooms, three of which are on the first floor and the master bedroom en suite is situated on the top floor of this townhouse.
- The house is well served by two bathrooms, the master bedroom en suite shower room and the main family bathroom on the first floor as well as a WC on the ground floor, accessed from the kitchen.



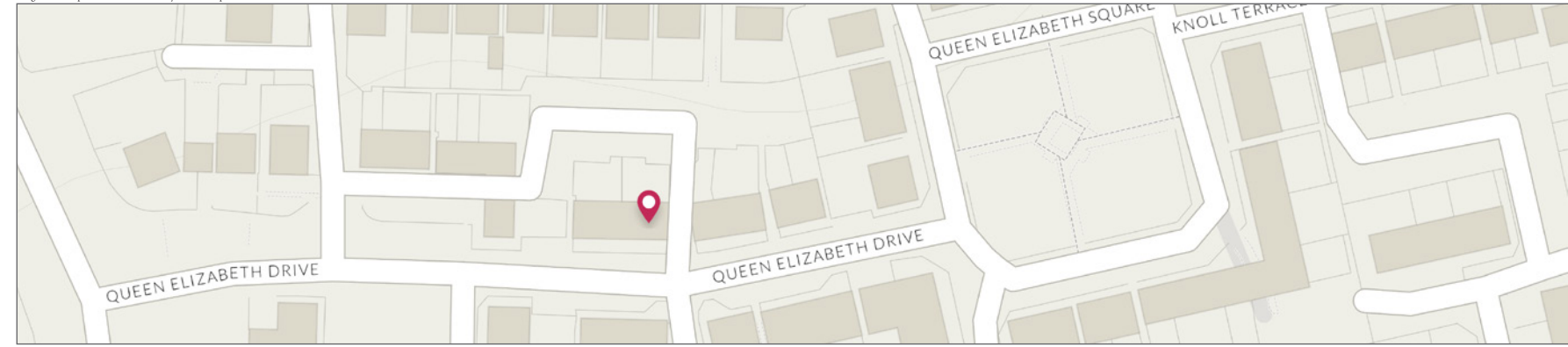
In addition to this, the property has more than adequate on-street free parking and benefits from double glazing and modern gas central heating.



bedrooms & bathrooms



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



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 2.60m (8'6")
WC	1.90m (6'3") x 1.00m (3'3")
Bedroom 2	2.60m (8'6") x 2.41m (7'11")
Bedroom 3	2.60m (8'6") x 2.40m (7'11")
Bedroom 4	2.40m (7'11") x 2.30m (7'7")
Bathroom	1.80m (5'11") x 1.60m (5'3")
Bedroom 1	6.00m (19'8") x 3.50m (11'6")
En-suite	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 94m²
EPC Rating: C



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