




McEwan Fraser Legal
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132 Wood Street
GALASHIELS, BORDERS, TD1 1QY



AREA

GALASHIELS

BORDERS, TD1 1QY

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 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 90-mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through.

Galashiels is home to several primary schools, one 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.



132

WOOD STREET

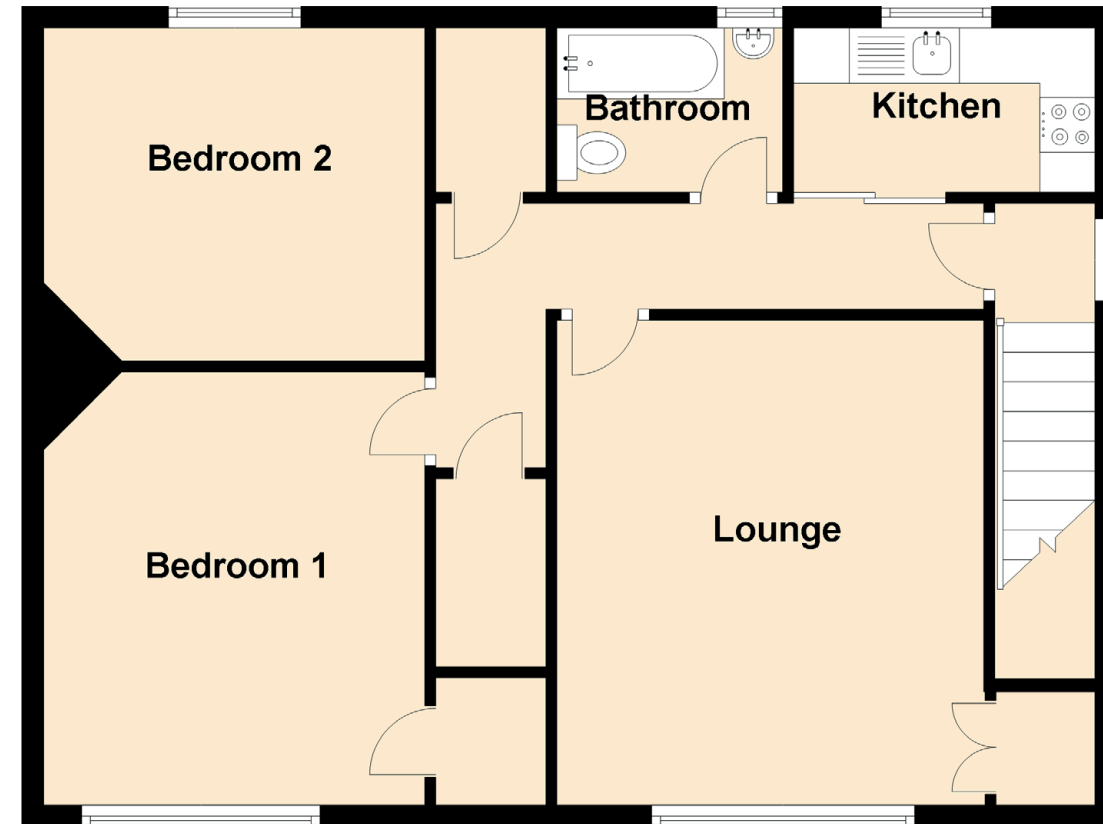
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An excellent opportunity has arisen to acquire this desirable two bedroom upper villa, making for an ideal buy-to-let opportunity or first-time purchase, while being well located within the popular town of Galashiels.

Viewing of this property is highly recommended, while briefly consisting of a main door entrance with stairs leading to the hallway, a spacious lounge with a sizeable shelved storage cupboard which could be used as a study/office area and a fully-fitted kitchen with an integrated 4 hob/oven and extractor hood. There are two large double bedrooms, one of which benefits from a shelved storage cupboard. The bathroom is fully tiled and has an over-bath shower. There are two further storage cupboards located in the hallway; one is shelved and the other stores the boiler.

This property also benefits from; gas central heating, full double glazing and a cellar to the rear of the property with a workbench and room for added storage. The cellar is accessible via the private garden space to the rear.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.88m (12'9")
Kitchen	2.84m (9'4") x 1.49m (4'11")
Bedroom 1	3.93m (12'11") x 3.46m (11'4")
Bedroom 2	3.46m (11'4") x 3.02m (9'11")
Bathroom	2.05m (6'9") x 1.49m (4'11")

Gross internal floor area (m²): 71m²
EPC Rating: D





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