



25A  
Abbotsford  
Road

Galashiels  
The Borders  
TD1 3DR

## Particularly spacious upper-villa conversion

Situated in a sought after residential area



Scan Here!



3 BED



1 BATH



RESIDENTIAL

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EPC RATING

**McEwan Fraser Legal**  
Solicitors & Estate Agents

**Dewar  
& Partners**

Viewing - By appointment  
telephone selling agent  
01896 800 440  
Mon to Fri: 8am - **Midnight**  
Sat to Sun: 9am - 10pm

**Part  
Exchange  
Available**



## 25A Abbotsford Road GALASHIELS, THE BORDERS

Galashiels lies right at the very heart of the Borders. 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 a number of 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 you'll discover that driving is a pleasure again. Traffic free roads and quiet country lanes reveal new breath-taking vistas which change with the seasons, the weather and the light.

The Borders Railway line is set to be up and running by summer 2015 with half hourly service at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.



*"...Although Galashiels is a small town, there are plenty of activities available to enjoy..."*





## The Interior

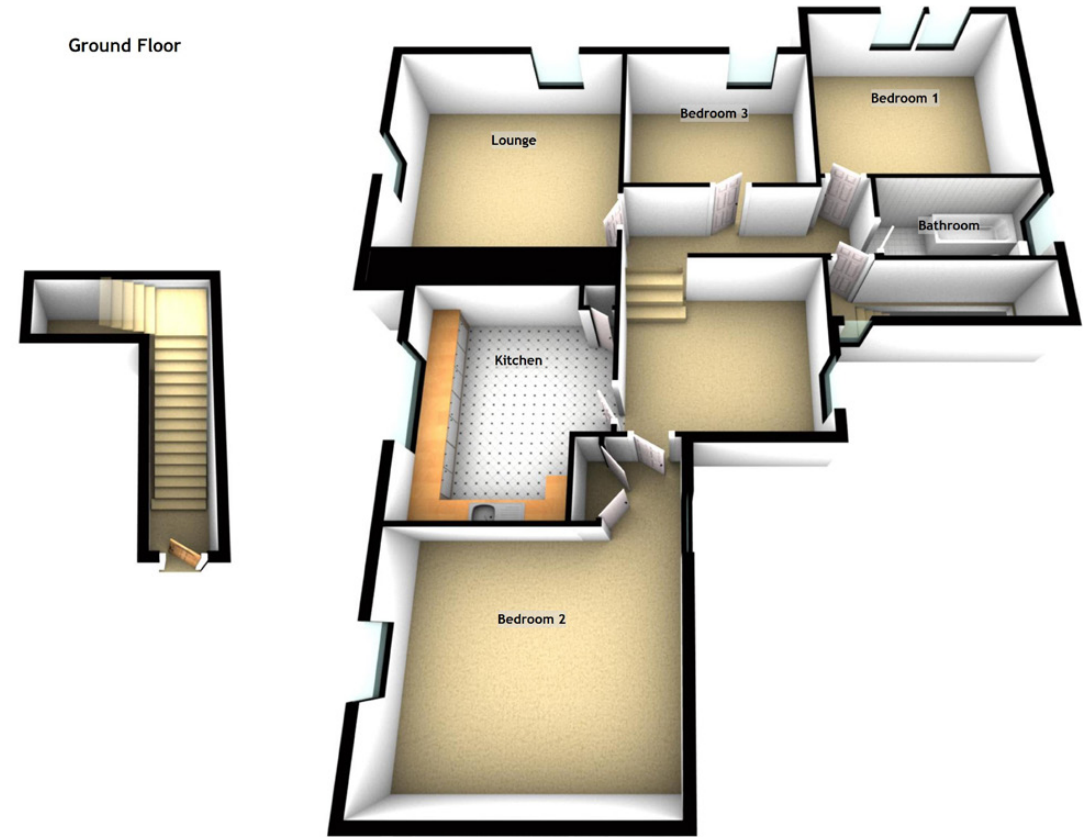
McEwan Fraser Legal are delighted to bring to the market this bright and spacious three bedroom upper house conversion. The accommodation briefly comprises entrance stairway leading to the entrance hall which provides access to all rooms, living room, fully fitted kitchen, three double bedrooms and a large open study/dining area between rooms on the stair landing and finally a part tiled three piece bathroom.

The property further benefits from double glazing, gas central heating to make this a cosy yet cost effective living environment. Externally there is a cellar under the stairway of the property for storage and on street residential parking.

*"...Bright and spacious three bedroom upper house conversion..."*



Ground Floor

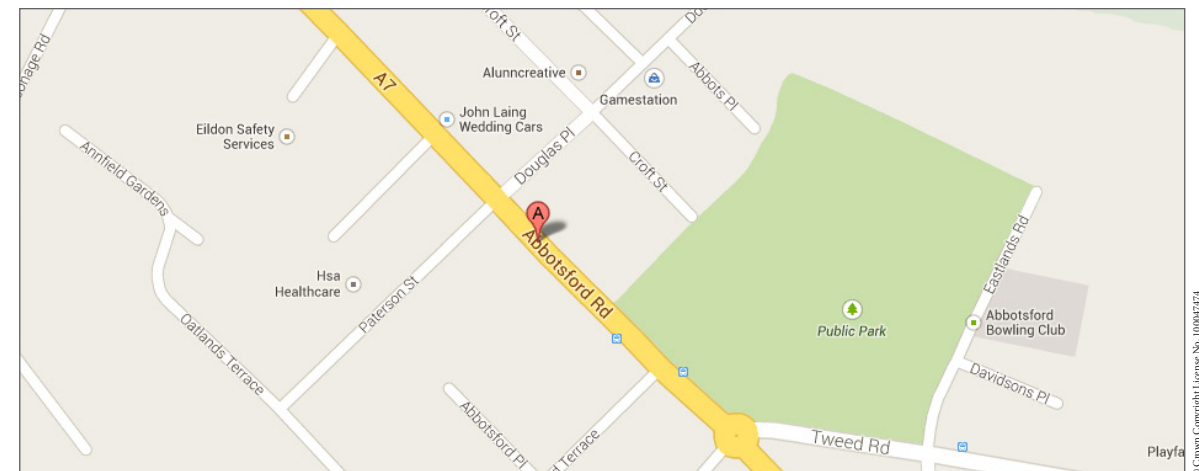


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.61m (15'1") x 4.58m (15')
Kitchen	4.32m (14'2") x 3.65m (12')
Bedroom 1	4.78m (15'8") x 4.08m (13'5")
Bedroom 3	3.72m (12'2") x 2.80m (9'2")
Bedroom 2	5.73m (18'10") x 4.78m (15'8")
Bathroom	3.32m (10'11") x 1.72m (5'8")

Extras  
(Included in the sale)

Kitchen appliances, curtains, floor coverings and light fittings and garden shed.





**McEwan Fraser Legal**

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## Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their estate agents 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 an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description  
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Surveyor



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Photographer



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Designer