




McEwan Fraser Legal
 Solicitors & Estate Agents
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4 Catrail Road

GALASHIELS, TD1 1NW



GALASHIELS

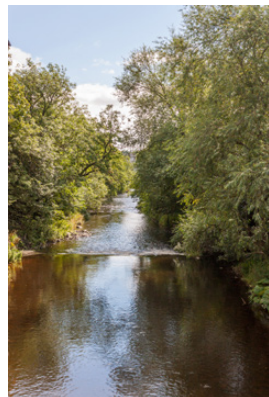
TDI INW

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.



4 CATRAIL ROAD

GALASHIELS, TD1 1NW

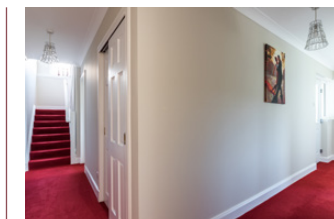
We are delighted to offer for sale this immaculately presented four-bedroom, detached home situated in a quiet location of Galashiels, that boasts wonderful views. The property provides spacious and adaptable accommodation, which makes for a fantastic family home. The property is entered by a welcoming entrance hallway that leads onto the lower level hall, which gives access throughout the property, or alternatively access is via the utility room with door to the back garden and parking bays above the rear garden.

The accommodation briefly comprises, starting on the upper level, large family lounge to the front aspect with access to the balcony, both boasting wonderful views. The lounge has a large living room window that floods the room with natural light and also a generous gas fire to snuggle around on those cold winter evenings. Across the hall is a guest bedroom, with a rear facing aspect, currently used as a further lounge but suitable for a variety of uses. There is a store cupboard of the hallway, utility room adjacent, large dining room perfect for entertaining and opposite a large family kitchen diner the kitchen has an adequate wall and base units and plenty of worktop space which is sure to appeal to any keen chef. This floor also homes the modern white family bathroom four-piece bathroom, a bath, separate shower cubicle, WC and wash hand basin

Split stairs lead you down to the lower level. This floor is where the sleeping quarters are with the master

bedroom the first that you come to. This room is a large double with two built-in wardrobes, off this bedroom is the three-piece en-suite that consists of WC, wash hand basin and shower. Further along, the hallway, passing yet more storage cupboards are two good sized double bedroom each with built-in wardrobe space and one of which benefits from a wonderful window view to the front aspect.

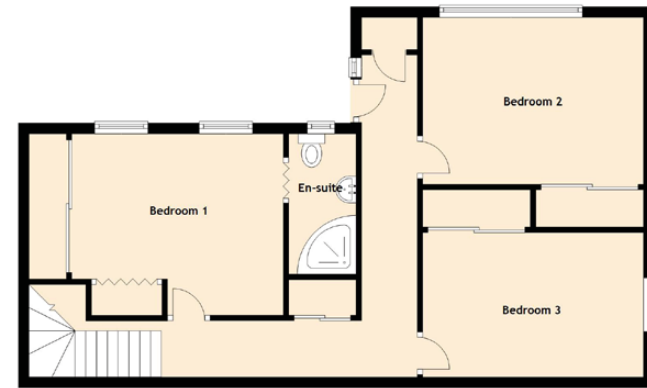
Externally the grounds around the property are well maintained by the current owners. To the rear, you can find lawn and well-nurtured shrubbery, continue around the side of the property and a large south facing patio area to enjoy outdoor dining and family time. The front garden consists of easily maintained lawn and the stairway to the front door. 4 Catrail Road further benefits from off-street parking sufficient for at least two cars at street level, insulated attic space, double-glazed windows throughout and gas central heating to make this a cosy yet cost-effective home.



“SITUATED IN A QUIET LOCATION OF GALASHIELS, THAT BOASTS WONDERFUL VIEWS”



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.28m (17'4") x 4.89m (16'1")
Kitchen	6.12m (20'1") x 2.71m (8'11")
Utility	3.40m (11'2") x 1.89m (6'2")
Dining Room	4.08m (13'5") x 3.39m (11'1")
Bedroom 1	3.96m (13') x 3.39m (11'1")
En-suite	2.62m (8'7") x 1.18m (3'10")
Bedroom 2	3.92m (12'10") x 2.87m (9'5")
Bedroom 3	3.92m (12'10") x 2.70m (8'10")
Bedroom 4/Sitting Room	4.77m (15'8") x 3.37m (11'1")
Bathroom	3.37m (11'1") x 1.84m (6')

Gross internal floor area (m²): 154m² | EPC Rating: D

Extras (Included in the sale): All fitted carpets, blinds, curtains, light fixtures and the garden shed. Other items may be available by separate negotiation.

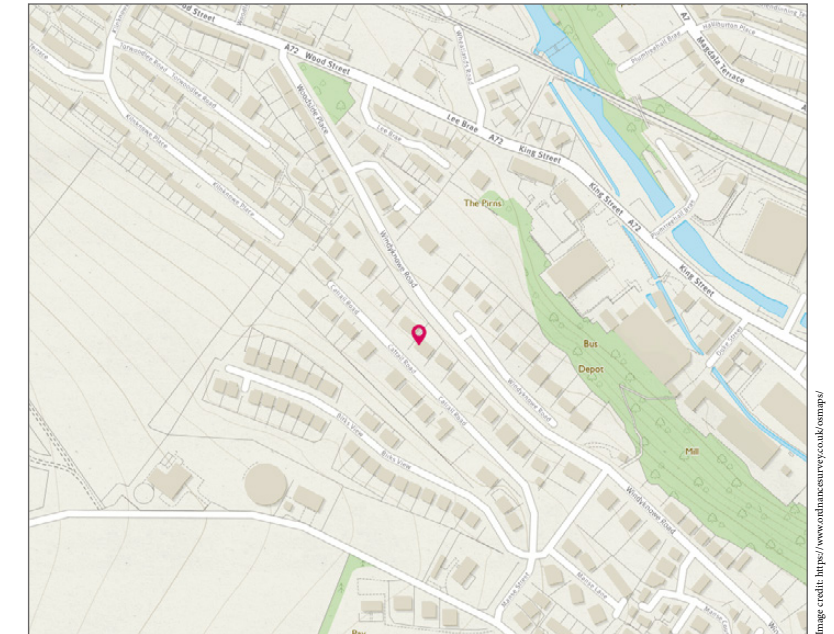


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