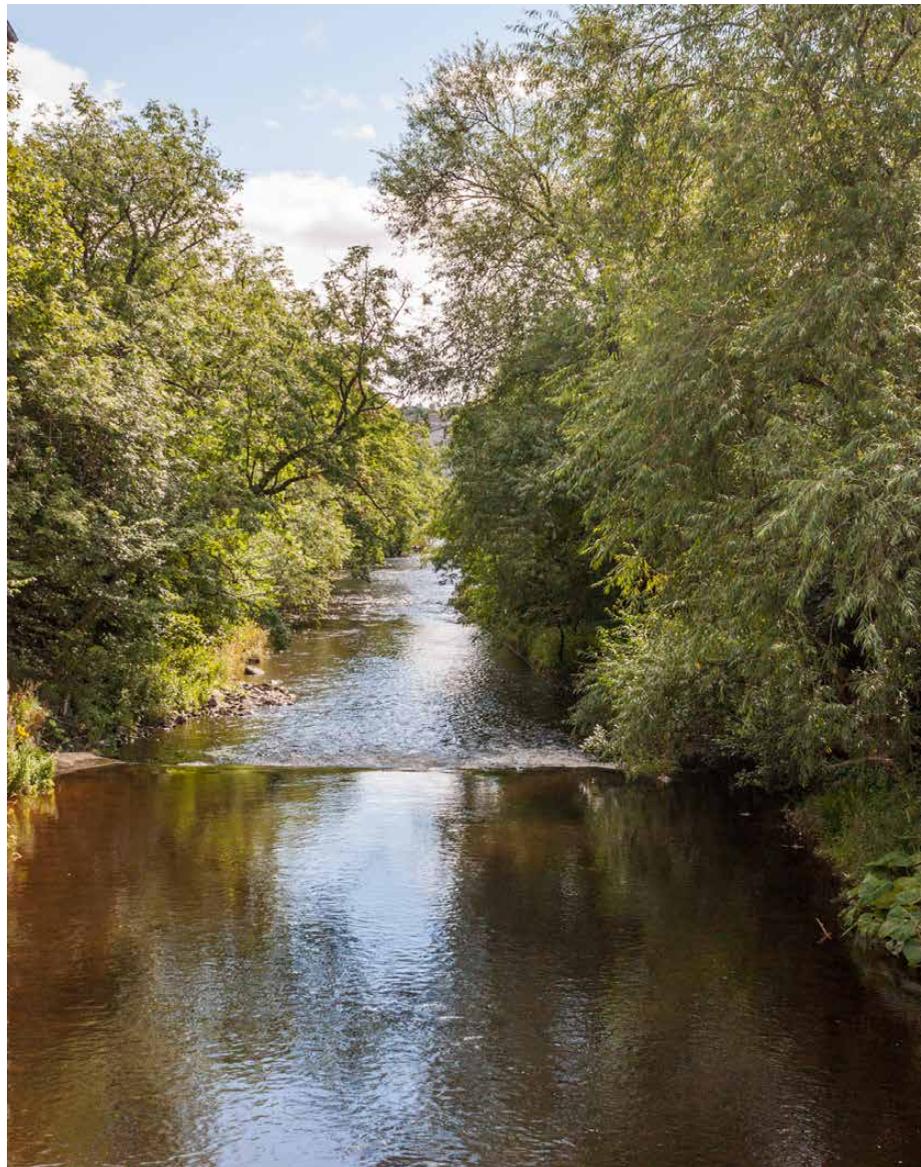





McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

68 Talisman Avenue

GALASHIELS, BORDERS, TD1 2DL



GALASHIELS

Galashiels is a small town where 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 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.





68 TALISMAN AVENUE

“... SPACIOUS THREE BEDROOM END-TERRACED HOUSE, MAKING FOR AN IDEAL FAMILY HOME ...”

An excellent opportunity has arisen to acquire this spacious three bedroom end-terraced house, making for an ideal family home while being well located within the popular Borders town of Galashiels. Viewing of this property is highly recommended.

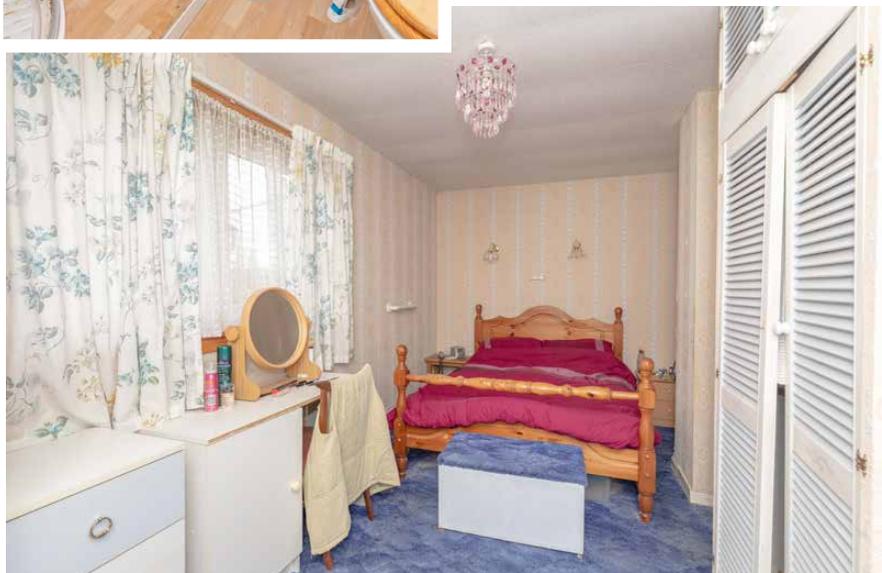
This accommodation briefly consists of;

Ground Floor: entrance hallway, a spacious dual aspect lounge/diner which boasts a feature gas fire and a fully fitted, partially tiled kitchen with access to the rear garden.

First Floor: three double bedrooms, one of which has two double built-in wardrobes and another has a built-in wardrobe and an over-stair utility cupboard which also houses the boiler.

The three-piece, partially tiled shower-room has a corner shower cubicle.

This property also benefits from gas central heating, full double glazing and private garden grounds to the front and rear of the property, including a patio area to the rear and a gravelled double driveway to the front, which accommodates for secure off-street parking for up to four cars.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

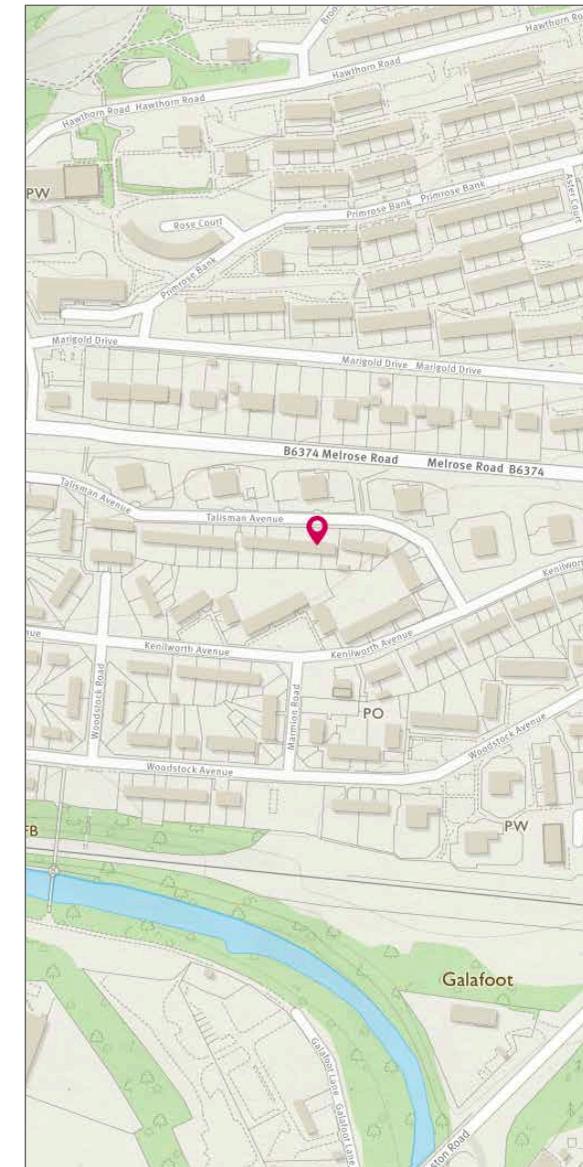


Approximate Dimensions (Taken from the widest point)

Lounge	5.72m (18'9") x 3.36m (11')
Kitchen	3.45m (11'4") x 2.00m (6'7")
Bedroom 1	4.77m (15'8") x 2.59m (8'6")
Bedroom 2	3.04m (10') x 2.76m (9'1")
Bedroom 3	3.05m (10') x 2.08m (6'10")
Shower Room	1.99m (6'6") x 1.73m (5'8")

Gross internal floor area (m²): 72m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.






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**Part
Exchange
Available**

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Text and description
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Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer