



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**9 Meikle Kemp Lane**

GALASHIELS, TD1 2QQ



# GALASHIELS

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.





# 9 MEIKLE KEMP LANE

GALASHIELS, TD1 2QQ

Built by Persimmon Homes in 2015, 9 Meikle Kemp Lane is a fantastic house offering flexible family living space, beautifully maintained by the current owners with crisp and modern decor throughout. With its quiet location on the periphery of the development, and a children's play park close by, we would highly recommend early viewing of this attractive family home that offers generous accommodation.

The property is offered in turn-key condition, and benefits from gas fired central heating and double glazing throughout. The welcoming hallway has a timber staircase to the first floor, with storage underneath. Also off the hallway is a convenient toilet, with a two piece white suite of wash hand basin and WC. The sitting room is set to the rear of the property which is very private, decorated in neutral tones, the kitchen diner benefits from being dual aspect, and is a fabulous family space that is well appointed with a range of quality fitted floor and wall units incorporating a stainless steel gas hob and oven with extractor above and stainless steel sink.

On the first floor are three bedrooms. The master is a great sized double room with ample space for free standing wardrobes and an en-suite shower room. Bedroom two is another good sized double room, while bedroom three is a smaller double room, currently used as a nursery. The family bathroom is well fitted with a three-piece white suite consisting of a bath, wash hand basin and WC.

External: There is a stoned small garden area to the front, with a well maintained landscaped garden to the rear, laid to lawn with a good sized shed.





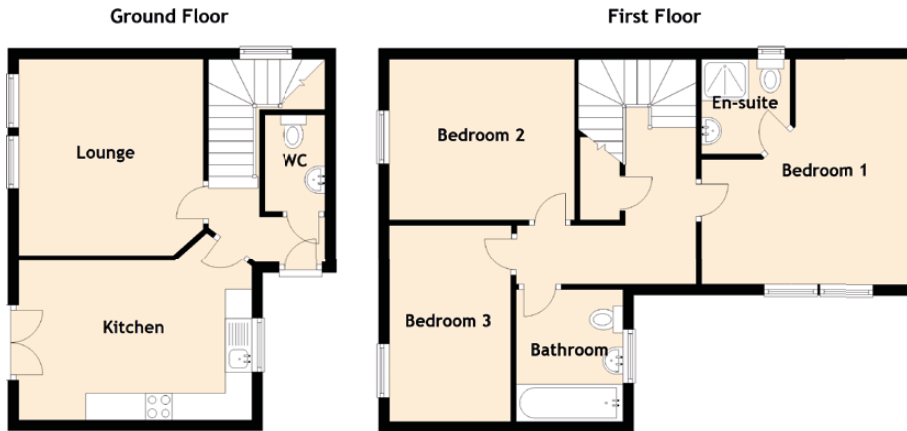


# SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

## Ground Floor

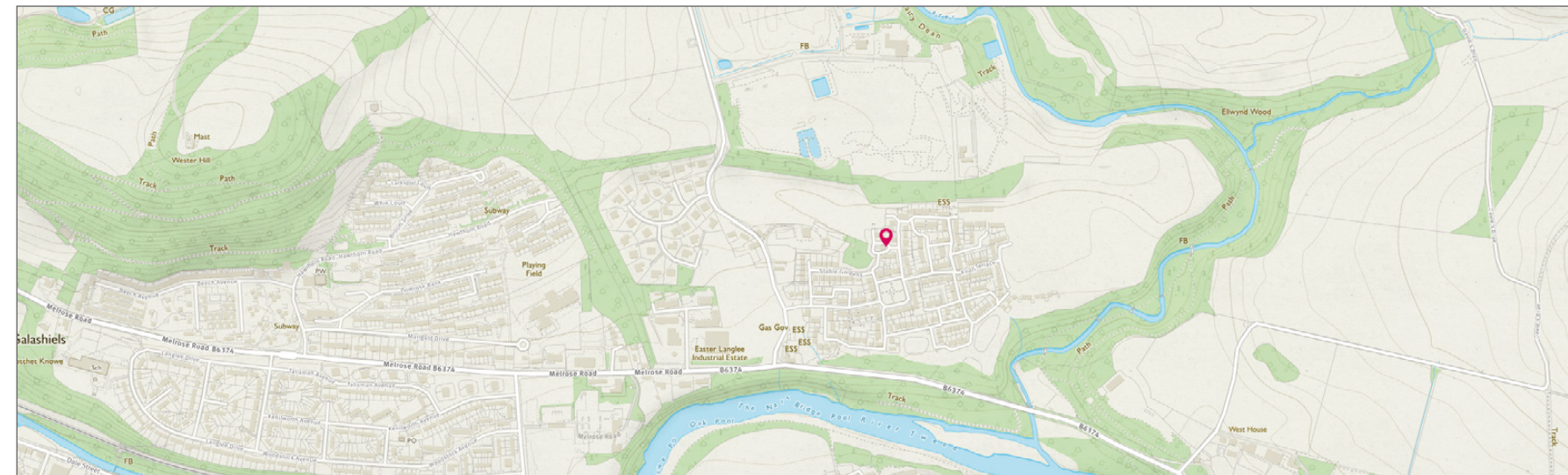
Lounge	3.67m (12') x 3.45m (11'4")
Kitchen	4.37m (14'4") x 2.98m (9'9")
WC	1.80m (5'11") x 1.02m (3'4")



## First Floor

Bedroom 1	4.20m (13'9") x 4.13m (13'7")
En-suite	1.77m (5'10") x 1.66m (5'5")
Bedroom 2	3.48m (11'5") x 3.00m (9'10")
Bedroom 3	3.68m (12'1") x 2.28m (7'6")
Bathroom	2.46m (8'1") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup> | EPC Rating: C







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