




McEwan Fraser Legal
Solicitors & Estate Agents
01896 800 440

2c Left Flat Channel Street

GALASHIELS, BORDERS, TD1 1BA



GALASHIELS

BORDERS, TD1 1BA

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 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.





2C LEFT FLAT CHANNEL STREET

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2C Left Flat Channel Street would be a perfect investment for a developer. The property comprises a purpose built maisonette flat, arranged over the second and third floors of a four-storey block, containing six residential units at upper floor level and with commercial units at ground and first-floor level.

We are delighted to offer to the market this four-bedroom maisonette flat which was constructed circa 1900. The property has been extensively damaged and offers a wealth of opportunity to an incoming buyer.

As such, the property requires a complete level of re-decoration, modernisation and upgrading but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the property to their own taste and style and add immediate value. Once completed, a property in this location will be extremely popular, particularly to students studying within the town - making this a super acquisition for a full-time investor or developer.

Internally, the accommodation extends over two floors, while briefly consisting of;

First Floor: entrance hallway, living room, bedroom, kitchen and a utility room.

Second Floor: landing, three further bedrooms and a bathroom.

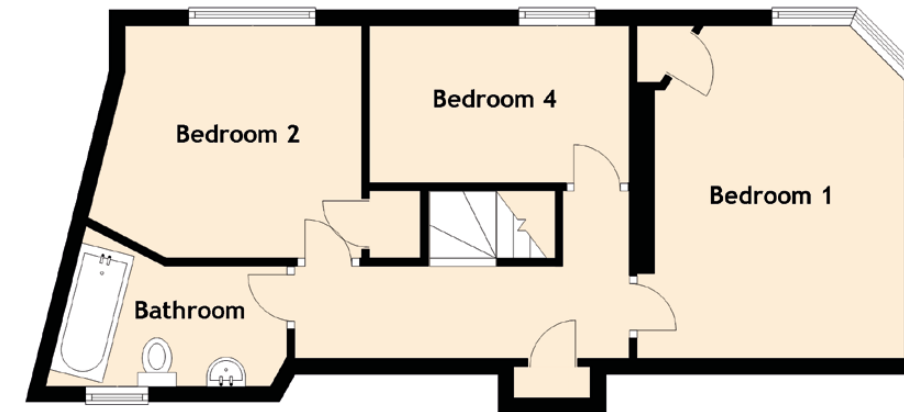
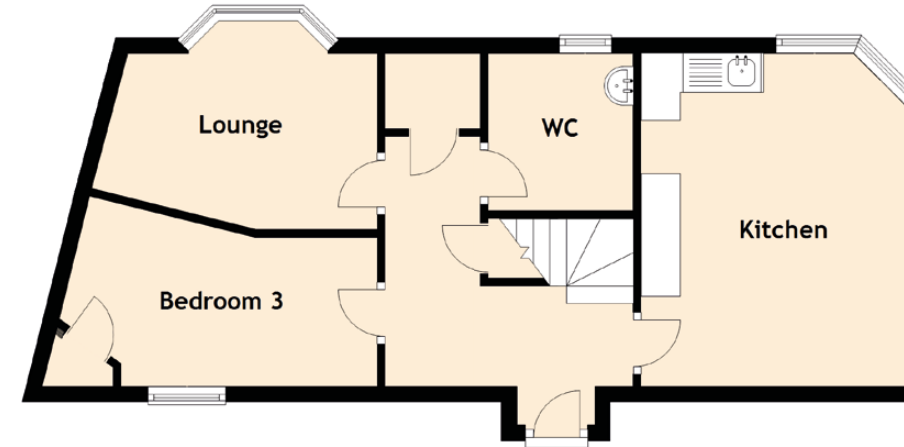
Although in need of a major makeover the detail of the building shows great potential with period features including a wonderful turret featured over the kitchen and bedroom, breathtaking scenic views are provided on both floors.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.21m (10'6") x 2.27m (7'5")
Kitchen	4.29m (14'1") x 3.44m (11'3")
Bedroom 1	4.29m (14'1") x 3.46m (11'4")
Bedroom 2	3.35m (11') x 3.14m (10'4")
Bedroom 3	4.02m (13'2") x 2.22m (7'3")
Bedroom 4	3.36m (11') x 2.06m (6'9")
Bathroom	2.96m (9'8") x 1.71m (5'7")
WC	2.03m (6'8") x 1.87m (6'2")

Gross internal floor area (m²): 97m² | EPC Rating: E

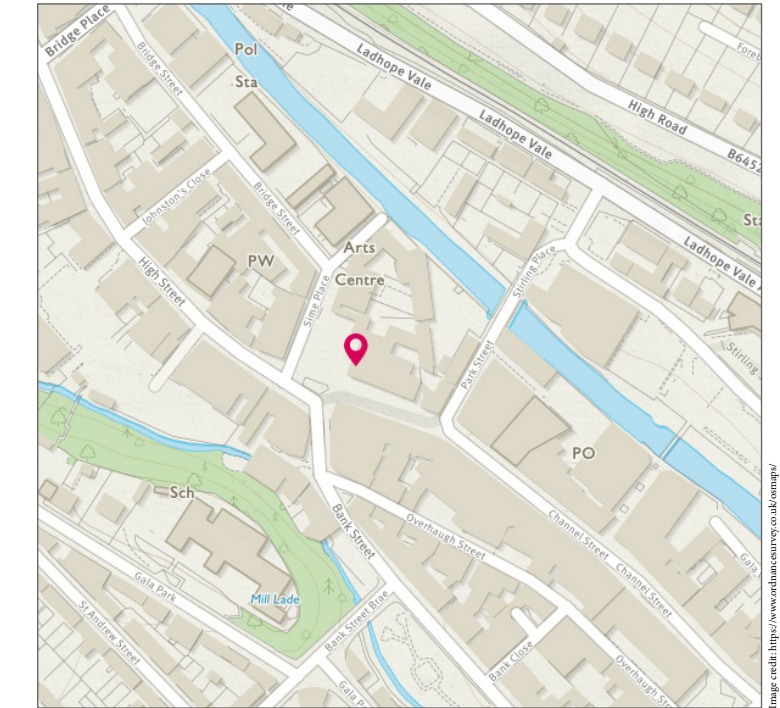


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Solicitors & Estate Agents

Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

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Text and description
JAY MURRAY-PATEL
 Surveyor



Professional photography
AOIFE McDONALD
 Photographer



Layout graphics and design
ALLY CLARK
 Designer