




McEwan Fraser Legal

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6 The Pirns

KING STREET, GALASHIELS, BORDERS, TD1 1PX



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THE LOCATION : 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 Marks & Spencer 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 Leisure Centre will keep all members of the family entertained on a day out. 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.

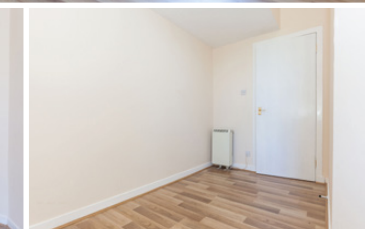
You'll find the Scottish Borders are easy to reach from every direction, with major routes from all directions touching its boundaries. Leave behind the motorways and ring roads and in little more than an hour by car from Edinburgh, Glasgow, Newcastle and Carlisle you'll discover that driving is a pleasure again. Traffic free roads and quiet country lanes reveal new breath taking vistas which change with the seasons, weather and light.

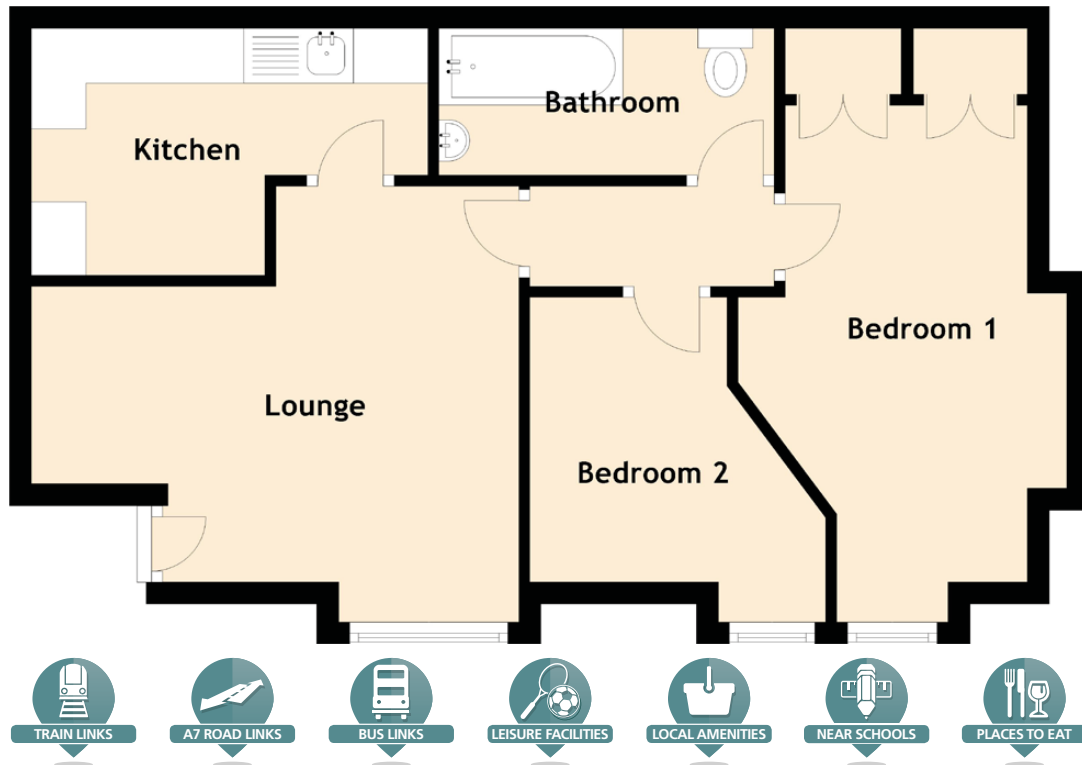
The Borders Railway line has a half hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.

THE PROPERTY : On entering the property you are straight into the spacious and bright living/dining room. This room has a large window looking out to the front of the property and benefits from electric storage heating. The kitchen is newly installed with a neutral colour scheme, there is ample storage space and the owner has left space for an oven/hob and a washing machine to be installed. The bathroom is brand new with a white three piece suite and a shower over the bath.

A single bedroom which could be used as a bedroom, nursery or office/study and benefits from electric storage heating.

The master bedroom is a great size, has built-in wardrobes and benefits from electric storage heating. The property has electric storage heaters and double glazing throughout. The factors are responsible for maintaining all communal grounds and areas within the building.



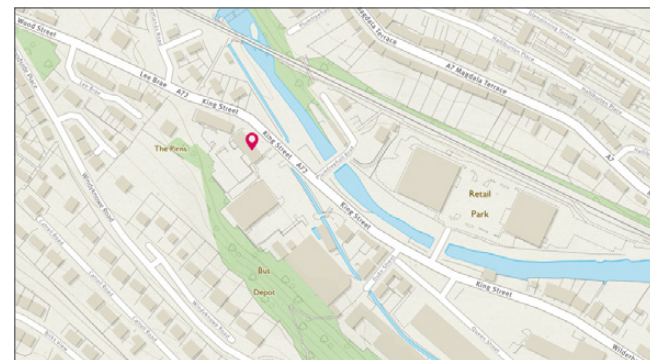


Approximate Dimensions
(Taken from the widest point)

Lounge	3.20m (10'6") x 3.06m (10')
Kitchen	3.62m (11'11") x 2.25m (7'5")
Bedroom 1	4.60m (15'1") x 3.03m (9'11")
Bedroom 2	1.80m (5'11") x 1.41m (4'7")
Bathroom	3.06m (10') x 1.36m (4'6")

Gross internal floor area (m²): 48m²

EPC Rating: D



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