



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**14 Redpath Crescent**

GALASHIELS, BORDERS, TD1 2QG



# THE LOCATION

## GALASHIELS

Situated in the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area.

Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The east coast main line runs from Berwick-upon-Tweed, and the new Borders Railway which opened in September 2015 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

# 14 REDPATH CRESCENT

GALASHIELS, BORDERS

McEwan Fraser Legal is delighted to present this spacious 4 bedroom detached in Galashiels. The property is in walk-in condition and forms part of the highly sought-after Miller Homes development. This lovely home is perfect for families either local, or looking to move away from the busy cities, whilst keeping easy access to them.

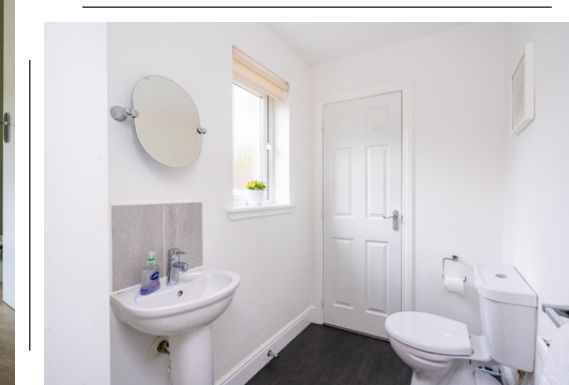
Coming through the front door you are greeted by the light and airy living room directly on your left. This room provides floods of natural light from the front-facing windows and the open walkway through to the kitchen. The kitchen is perfectly fitted for the keen chef, with lots of work space, integrated 5-ring gas hob and enough space for the family dining room table. Double doors lead out to the back garden, offering more natural light into the room as well as easy access to the large garden. Just off the kitchen you will have access to the

ground-floor two piece bathroom suite.

Moving upstairs, the central hallway offers access to all four double bedrooms, the master bedroom benefits from a modern three-piece bathroom suite. Two of the bedrooms are fitted with integrated storage, although all of which can be fitted with freestanding units if needed. One of the bedrooms is currently set up for that much-needed working-from-home space. There is a further central modern bathroom fitted on this level.

In addition to this, the property includes an attached garage and driveway space for 2 cars. The large garden out back is fitted with a brand new covered section perfect for family meals in the summer, as well as generous grassed areas.

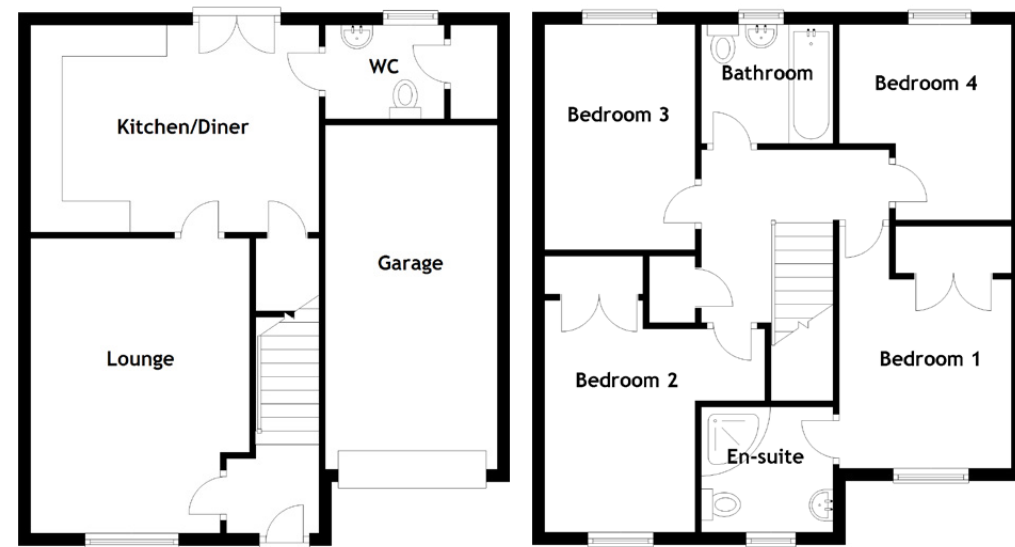
Early viewing is essential as this will not be on market for long!





# SPECIFICATIONS

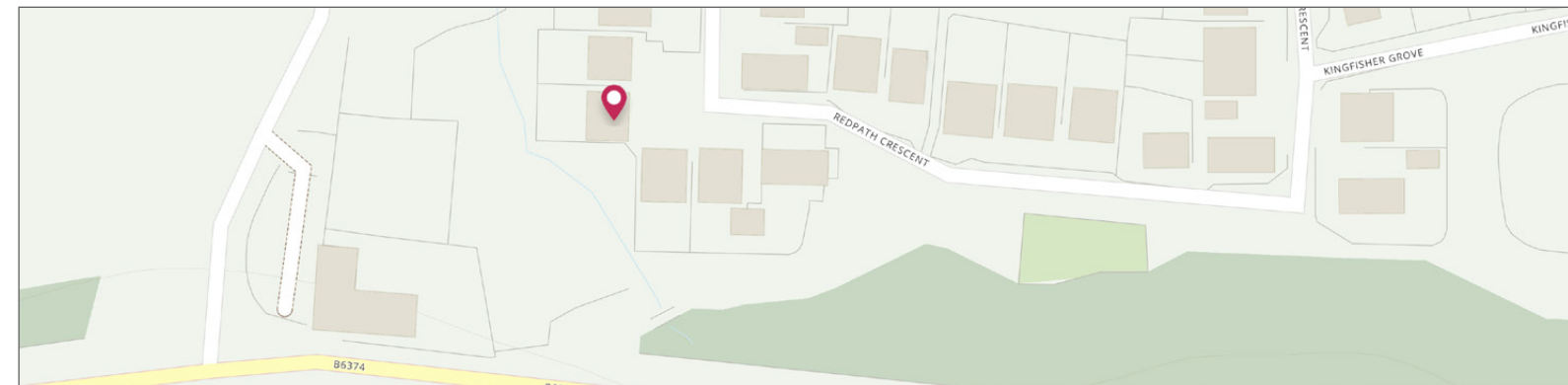
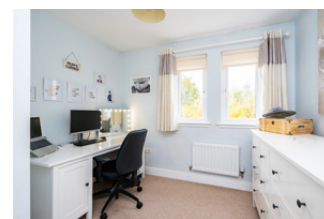
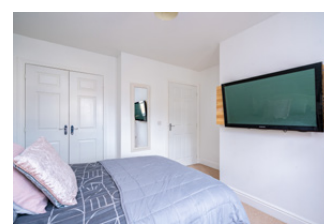
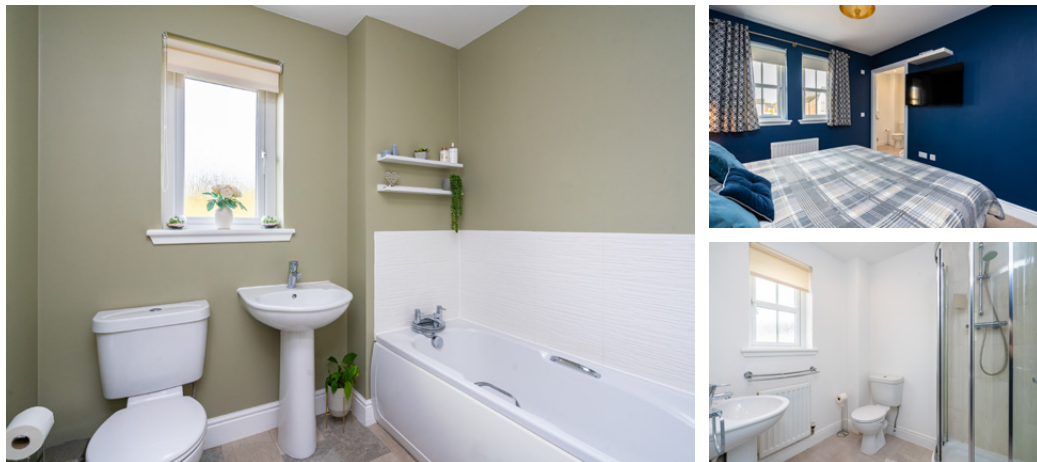
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.50m (11'6")
Kitchen/Diner	4.60m (15'1") x 3.30m (10'10")
WC	1.90m (6'3") x 1.50m (4'11")
Bedroom 1	3.30m (10'10") x 2.75m (9')
En-suite	2.10m (6'11") x 2.00m (6'7")
Bedroom 2	3.52m (11'6") x 2.10m (6'11")
Bedroom 3	3.60m (11'10") x 2.40m (7'11")
Bedroom 4	2.79m (9'2") x 2.75m (9')
Bathroom	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup>  
EPC Rating: C





  
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**Part  
 Exchange  
 Available**

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