

3 Waitknowe Terrace

GALASHIELS, BORDERS, TD1 3DZ



EDWARDIAN THREE BEDROOM SEMI-DETACHED VILLA



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser is delighted to present this Edwardian three bedroom semi-detached villa which is well situated in an exclusive, quiet, cul-de-sac in a sought-after area of the town.

The property comprises three double bedrooms, bathroom, kitchen, two public rooms and further benefits from gas central heating and double glazing. While the property does require substantial renovation works, you will find many charming original features just waiting a new lease of life. The property sits on a generous plot with driveway and large gardens front and rear. This fantastic outside space gives plenty of potential for further extension subject to local authority consent.

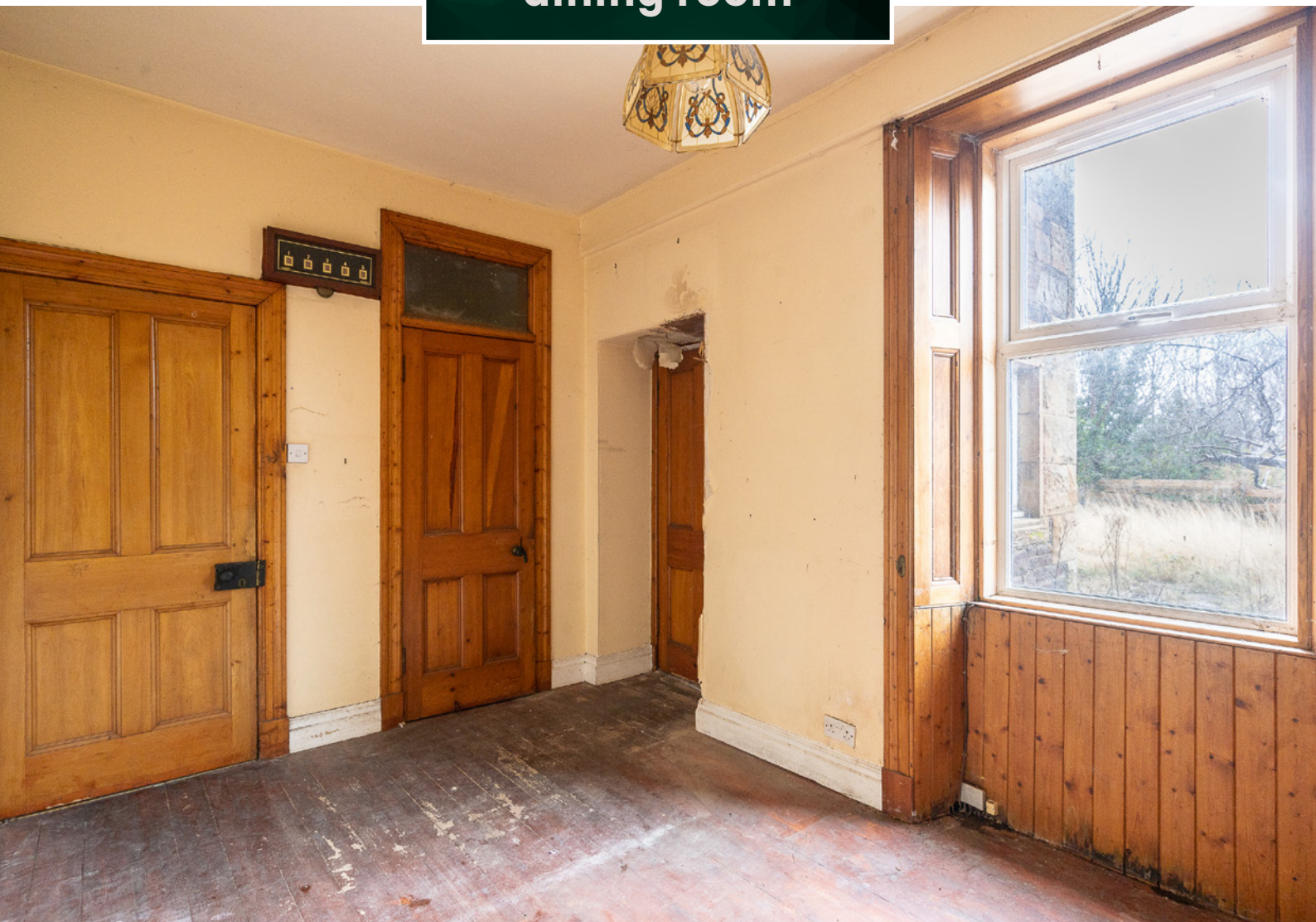
Viewing is essential to fully appreciate the long-term potential the property has.

3 Waitknowe Terrace





dining room

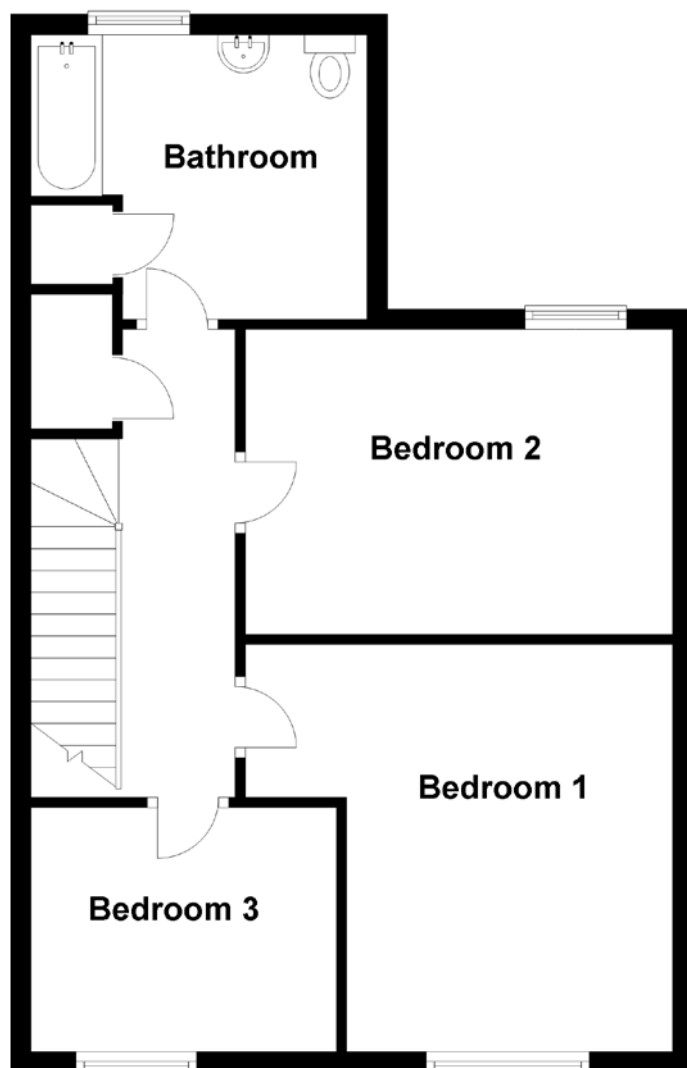
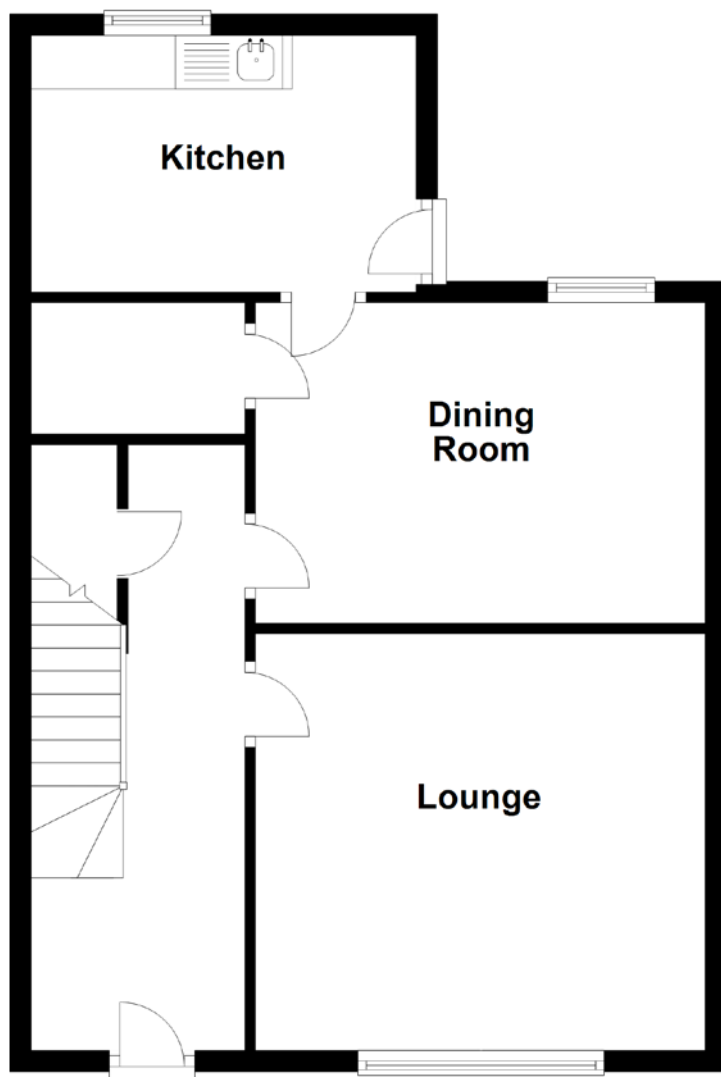






the bedrooms





Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'10") x 3.90m (12'9")
Dining Room	4.20m (13'10") x 3.00m (9'10")
Kitchen	3.60m (11'10") x 2.40m (7'10")
Bedroom 1	4.00m (13'2") x 3.20m (10'6")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	3.10m (10'2") x 2.40m (7'10")
Bathroom	3.30m (10'10") x 2.80m (9'2")

Gross internal floor area (m²): 105m²

EPC Rating: E

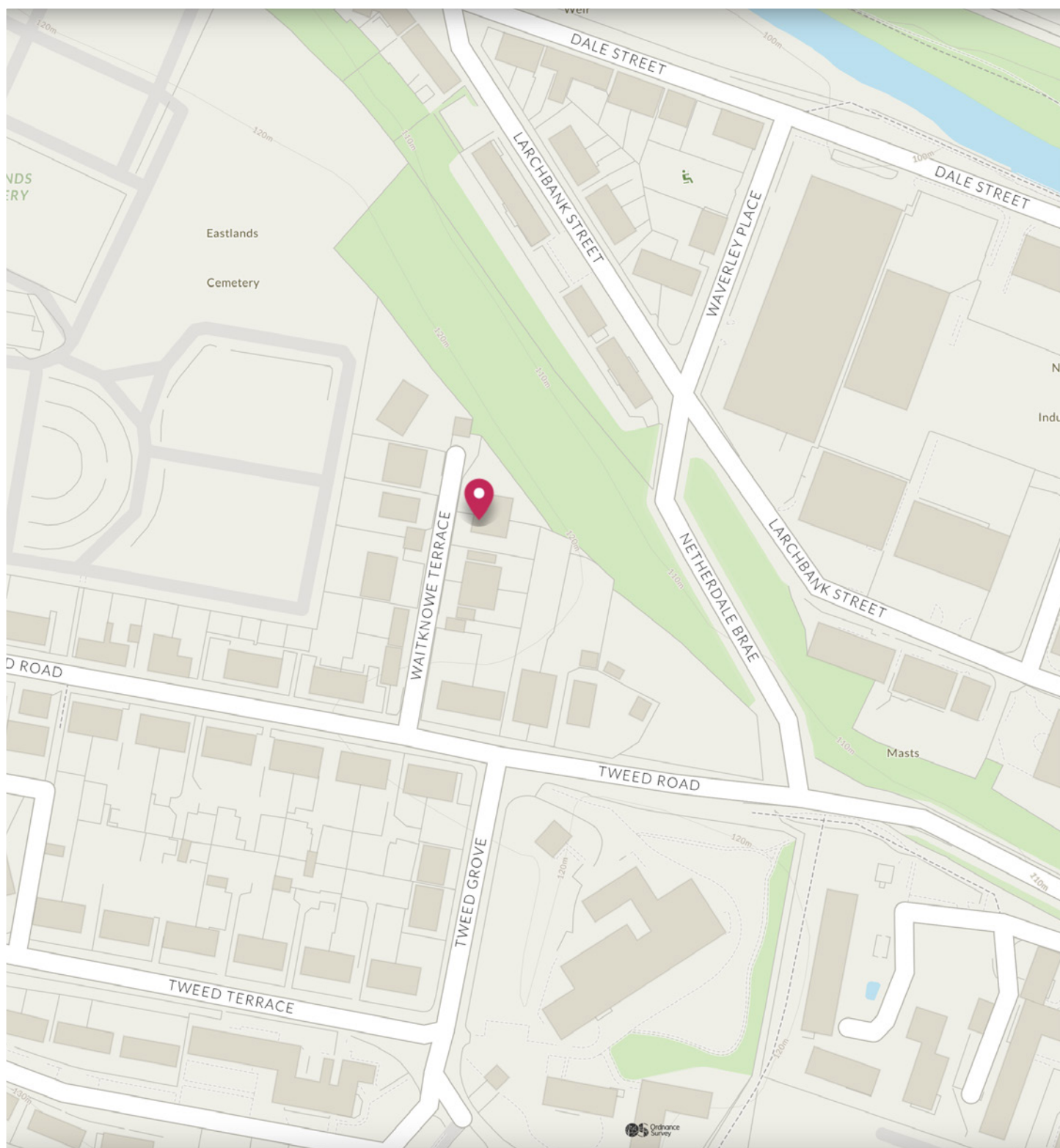






Situated in the heart of the Scottish Borders, the flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.