

48 Kirkbrae

GALASHIELS, BORDERS, TD1 1NH



*A SUPERB THREE-BEDROOM HOME WITH CHARM,
LIGHT, AND GENEROUS PROPORTIONS THROUGHOUT*



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McEwan Fraser Legal is delighted to present this bright and spacious three-bedroom double-upper flat, offering generous proportions, superb natural light, and a wonderfully welcoming atmosphere throughout.

Accessed via a staircase leading to the private main door, the property opens to a space where the main living accommodation is found. The large lounge is beautifully presented, featuring carpeting, a generous floor area, and a large window that floods the space with natural light.



The kitchen enjoys an excellent layout, fitted with ample wall and base units providing abundant storage, a tiled splashback, a gas cooker with an integrated oven, and space for a dining table, making it a sociable hub of the home.

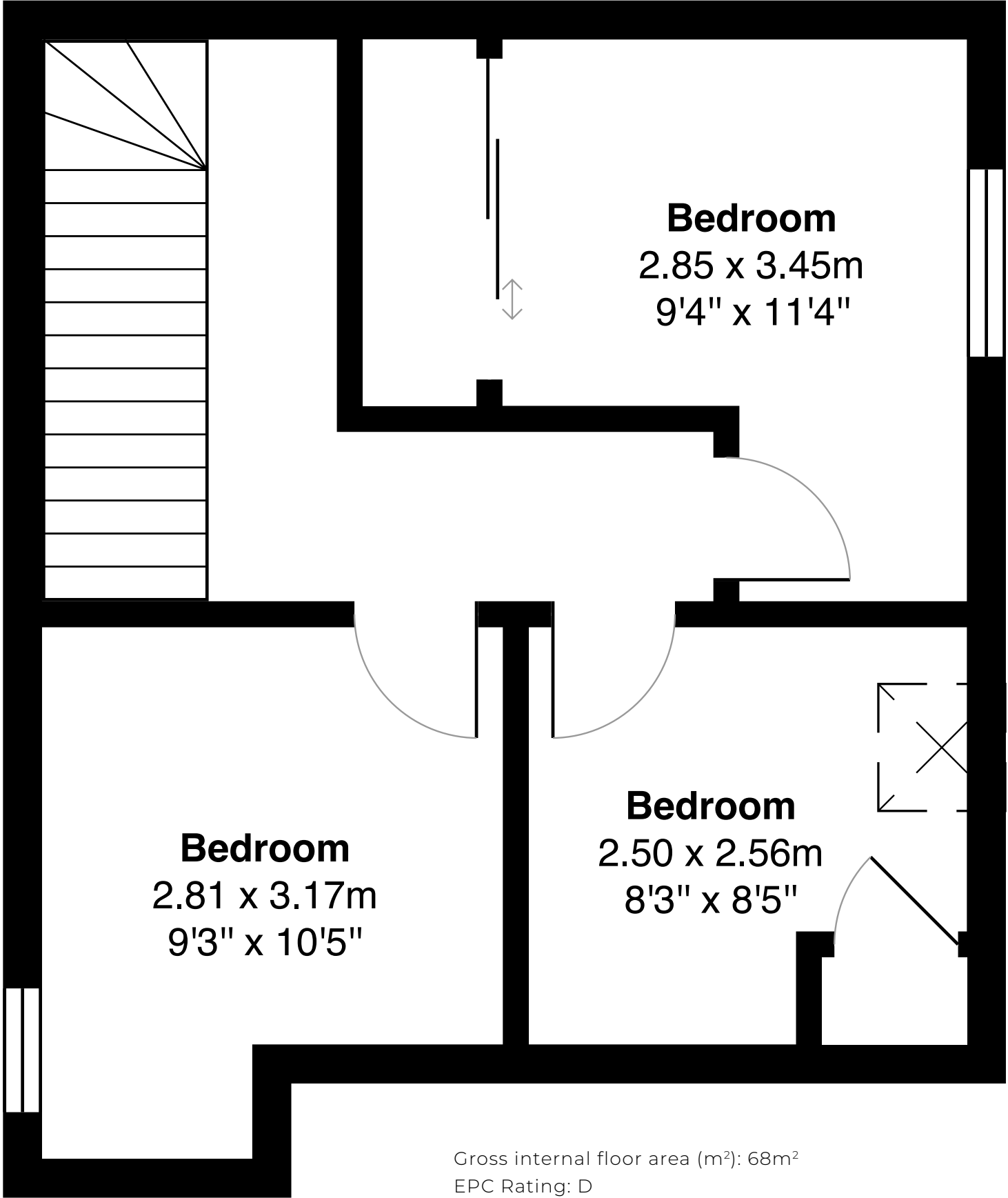
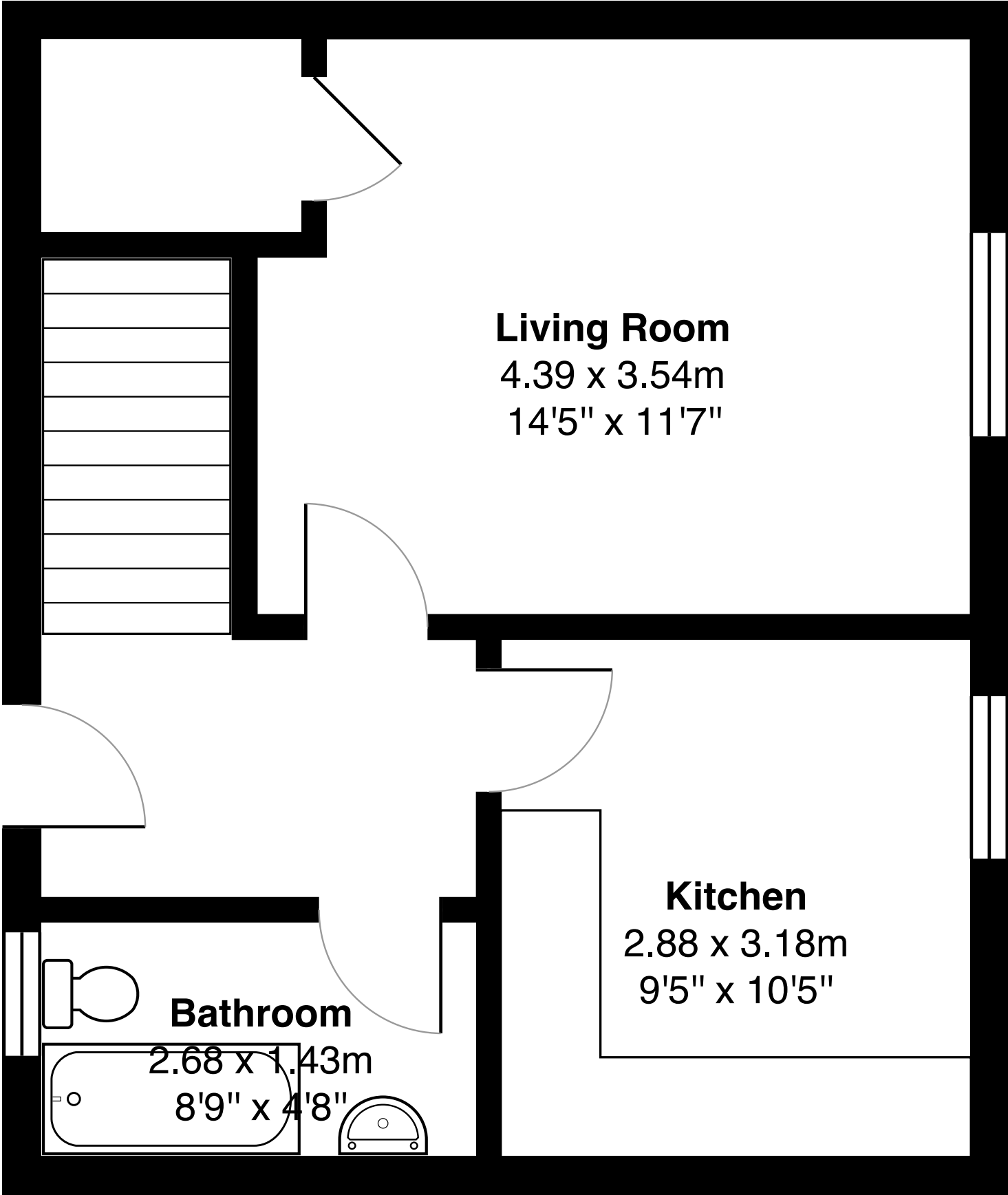


The bathroom is a bright and airy space, fitted with a modern three-piece suite, integrated bath and shower, and a window providing natural ventilation and daylight.



On the upper floor, there are three well-proportioned double bedrooms. The principal bedroom benefits from extensive built-in wardrobes, while the second features a Velux window and a charming eaves storage cupboard, adding both character and practicality.







Externally, residents can enjoy access to a large, well-maintained communal garden to the rear, ideal for outdoor relaxation and social gatherings during the warmer months. There is an outside brick build multi-purpose store located underneath the rear staircase accessed via a timber panelled door.

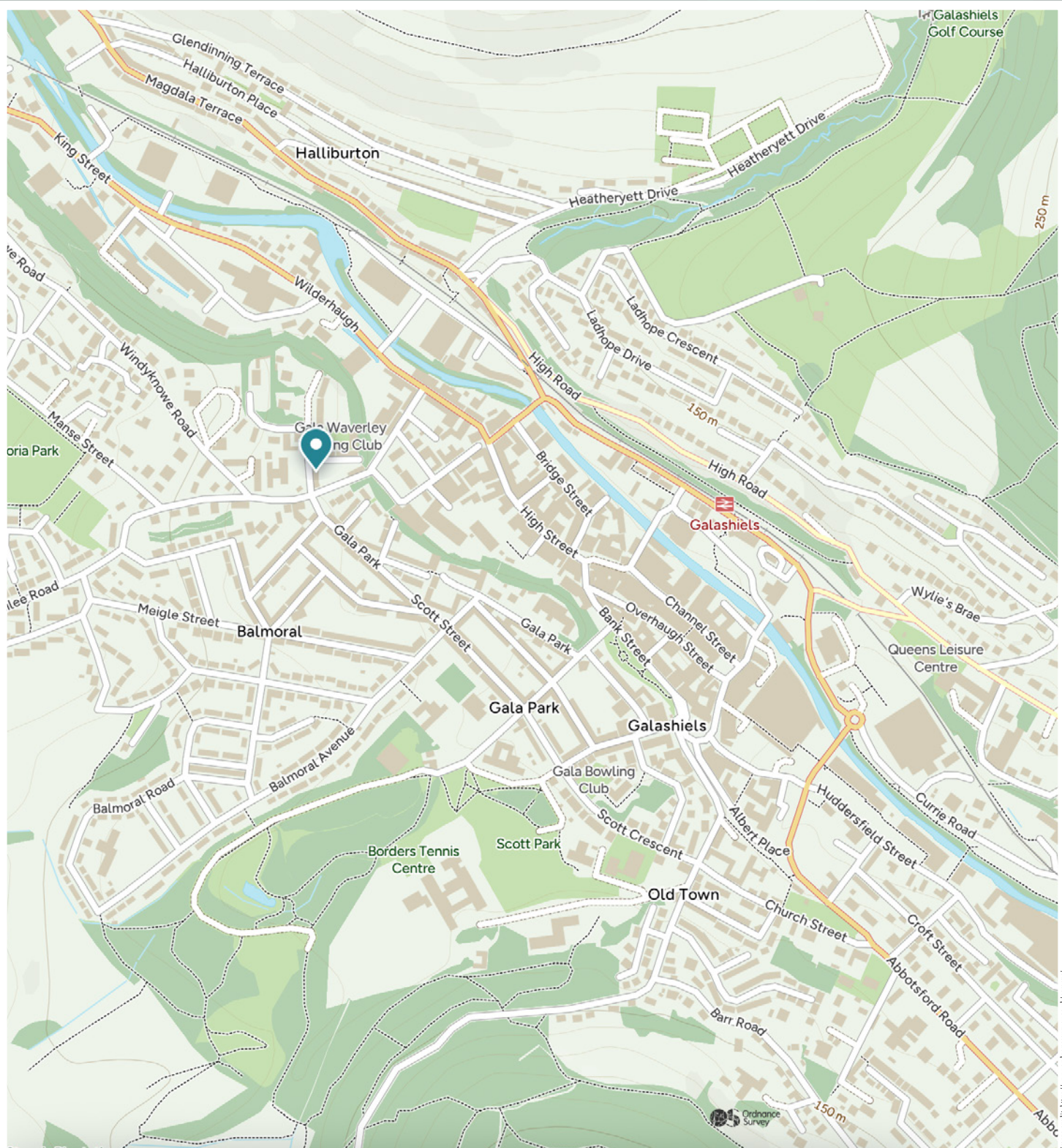
This delightful home is filled with light, space, and warmth, making it an ideal choice for families, first-time buyers, or professionals seeking a spacious property in a convenient and well-connected location.



Nestled in the heart of the Scottish Borders, Galashiels is a thriving town that perfectly blends traditional charm with modern convenience. The town boasts a wide range of local amenities, including supermarkets, independent shops, restaurants, and leisure facilities. Excellent primary and secondary schooling is available nearby, as well as further education at Heriot-Watt University's Borders campus.

Galashiels benefits from superb transport links, including the Borders Railway, which provides a direct connection to Edinburgh in under an hour, ideal for commuters. Surrounded by rolling hills and scenic countryside, the town also offers easy access to outdoor pursuits such as walking, cycling, and golf.

48 Kirkbrae occupies a convenient position within this welcoming community, offering a peaceful residential setting while remaining close to everything Galashiels has to offer.



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