

116 St. Andrew Street

GALASHIELS, TD1 1DY



Bright one-bedroom property in a central location with access to a garden



01896 800 440



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Mcewan Fraser Legal are delighted to present this charming and well-presented property in Galashiels, offering comfortable accommodation with a great sense of space throughout.

THE LIVING ROOM / KITCHEN



The property features a bright and inviting living area, enhanced by natural light and a welcoming atmosphere, making it an ideal space to relax or entertain. Hardwood floors add a touch of quality and durability throughout the home. The kitchen is well laid out with a good balance of storage and generous worktop space, making it perfectly suited to everyday living.



The accommodation is completed by a well-proportioned bedroom and a neatly presented bathroom, both offering comfort and practicality.

THE SHOWER ROOM



THE BEDROOM



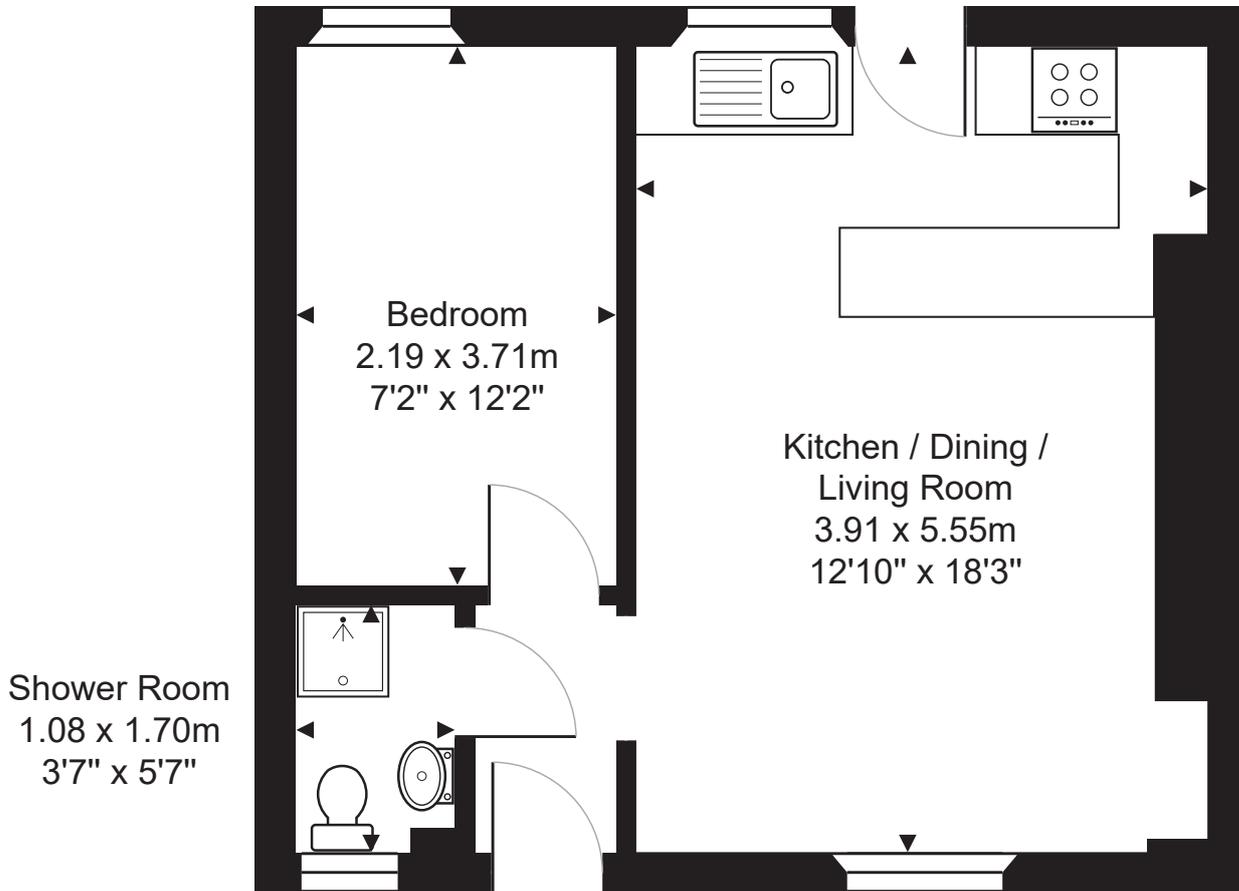
Externally, the property benefits from front and rear door access, with the rear door leading out to the shared garden area, ideal for enjoying outdoor space. The surrounding area also offers access to local woodland and scenic trails, perfect for walking and recreation.

Conveniently located in the town centre, the property is close to a range of local amenities, well-regarded schools, and excellent transport links, including easy connections to Edinburgh, making it an ideal choice for commuters. This home is well-suited to a range of buyers, including first-time purchasers, professionals, or those looking to downsize.

EXTERNALS

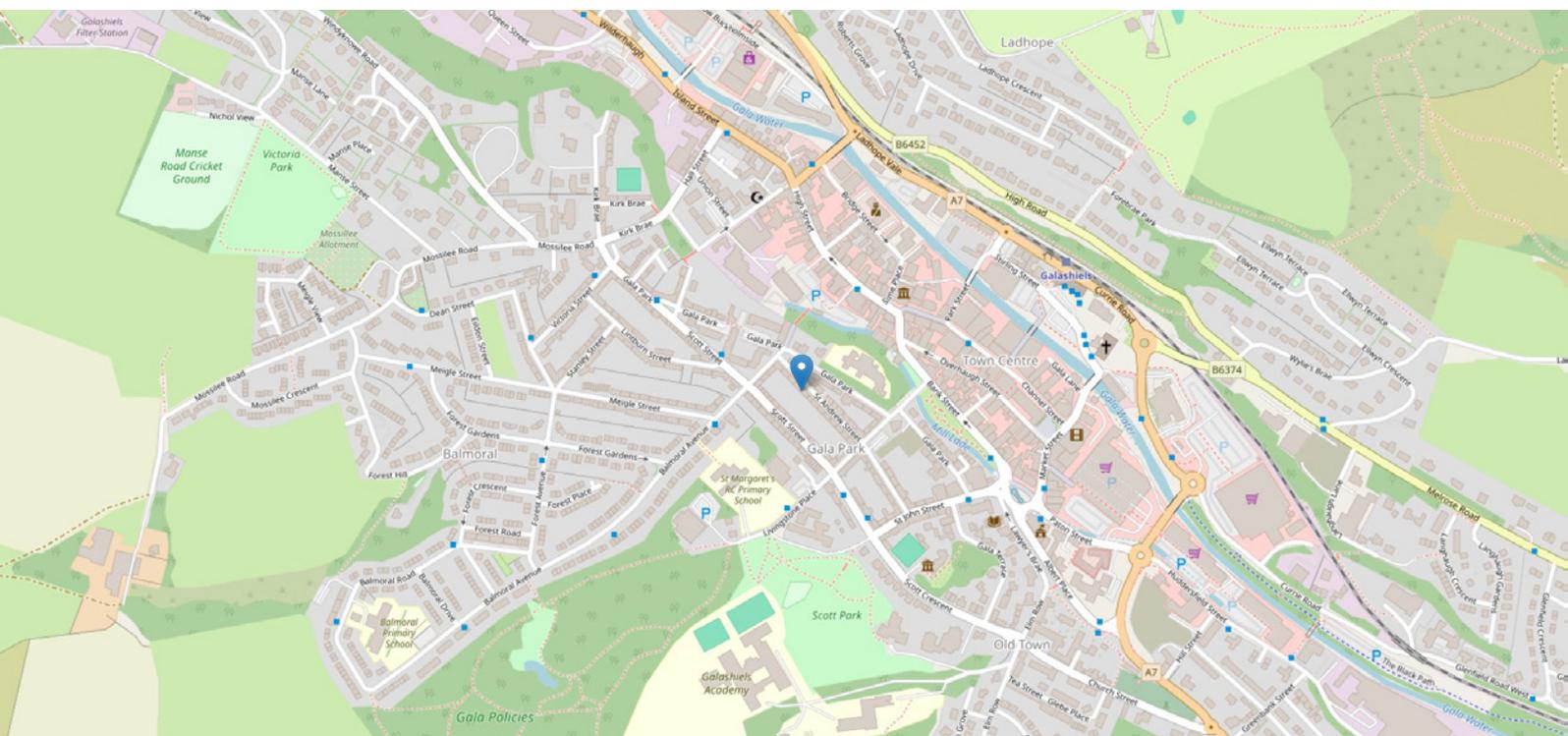


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 30m² | EPC Rating: E



THE LOCATION

Galashiels is one of the principal towns in the Scottish Borders and offers a good range of local amenities, including shops, supermarkets, cafes, and leisure facilities, all within easy reach. The town benefits from excellent transport links, most notably the Borders Railway, providing direct access to Edinburgh, making it an attractive option for commuters. There are also regular bus services connecting to surrounding towns and villages.





For outdoor enthusiasts, the surrounding Borders countryside offers a wealth of scenic walks, cycling routes, and recreational opportunities, while local parks and green spaces are close at hand. Galashiels also provides a selection of schooling at both primary and secondary levels, along with further education at Borders College.

Overall, the area combines everyday convenience with access to open countryside, making it a popular and well-balanced place to live.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
ZARA GROSPELLIER
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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