



52 Roger Quin Gardens is a very well presented three/four-bedroom semi-detached house located in a popular residential development on the fringes of Galashiels.

In a strong primary school catchment it is only a short distance from the town centre, which now benefits from a station on the Borders Railway that runs from Tweedbank to Edinburgh. There is also excellent access to Edinburgh and other Border towns via the A7.

Internally, the property comprises three main bedrooms, a bathroom, a sitting room, a breakfasting kitchen, a sun room/bedroom four, and a downstairs shower room. Of particular note is the sun room to the side which creates the flexible living, with the shower room also on the ground floor, along with a very useful electric stairlift which can be easily removed, if not required.

Externally, there is driveway parking for two cars, with attractive enclosed patio to the front. To the rear is an additional patio area, accessed from the sitting room, with decking and purpose built summer house, plus attached shed with power and electric. Steps lead down to a small garden with lawn and a selection of shrubs and borders, and is ideal for informal entertaining.

With all amenities close at hand including the aforementioned railway station, the property is situated in a very accessible location.

Edinburgh 36 miles. Tweedbank 1.5 miles. Melrose 3.5 miles Peebles 21 miles.

(All distances are approximate)

Location:

52 Roger Quin Gardens is located on the fringes of the principal Borders town of Galashiels. With a population of 12,000, the town offers a full range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Local tourist attractions include Old Gala House and Abbotsford House, the former home of Sir Walter Scott, with its award winning visitor centre as well as many other attractions in nearby Melrose and other Border towns. Among the independent shops there is also a cinema, a health centre, a swimming pool, gym, dentists, orthodontist and a new Transport Interchange built primarily around the new train station in conjunction with the Borders Railway which is a particular bonus. Local sports teams include Gala RFC, Gala Fairydean FC, and Gala CC and local festivals include the historic Common Ridings held in the summer which is of particular note.

There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, fieldsports, horse riding, golf, lawn bowling, mountain biking, and a selection of walks including the Southern Upland Way.

Galashiels has six primary schools, and nearby Melrose is home to St Marys Preparatory School with secondary schooling at Galashiels Academy. The Borders College and Heriot Watt University also have a campus in the town, and there are also a number of churches in the area. The Borders General Hospital, the largest hospital in the Scottish Borders is only four or so miles away, on the fringes of Melrose.

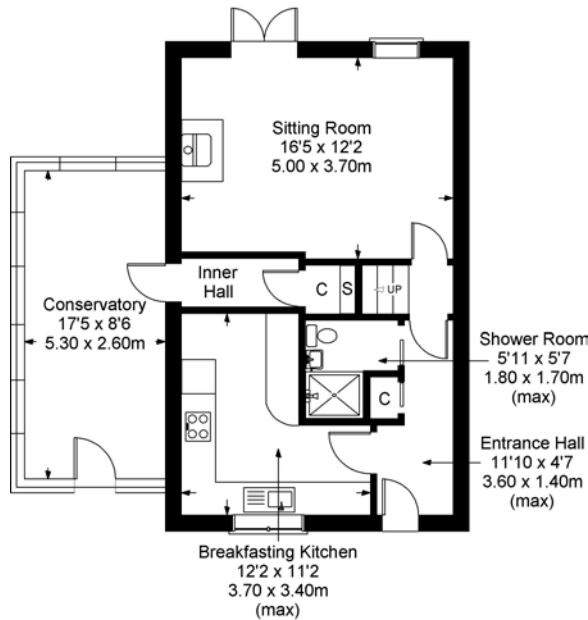
Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with the aforementioned station in the town. There is also a busy bus service which runs from the Interchange, beside the railway with links to Newcastle and Carlisle in the South, as well as Edinburgh and the other Border towns.

Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.

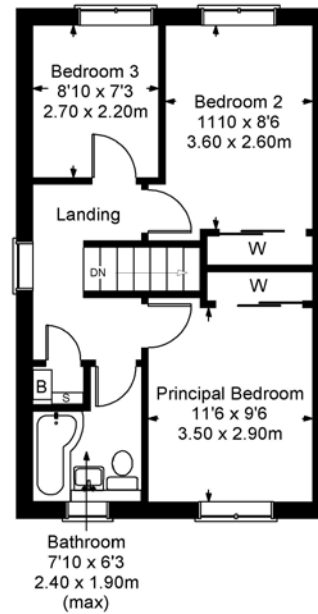


52 Roger Quin Gardens, Galashiels TD1 3NQ

Approximate Gross Internal Area
1,079 sq ft - 100 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2017



DIRECTIONS:

For those with satellite navigation the postcode is: TD1 3NQ

From the A68, take the A6091 signposted Melrose and Galashiels. Continue on this road, passing Melrose on your right. Proceed over the three roundabouts, and the River Tweed, into Galashiels, and take the first left onto Abbotsford Road, effectively turning back on yourself. Continue on this road for approximately 250 yards and you will reach the entrance to Roger Quin Gardens on your left. Turn in here and follow the road all the way round to the end of the cul-de-sac. Number 52 sits on your right hand side.

From the A7 (going South) travel through Galashiels, signposted Hawick, follow the road out of Galashiels, turning onto the Abbotsford Road, which is the last turning on the right, before the large roundabout and follow the above directions. If entering from the A7 (going North) take the first left turning onto the Abbotsford Road as you enter Galashiels, and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: D

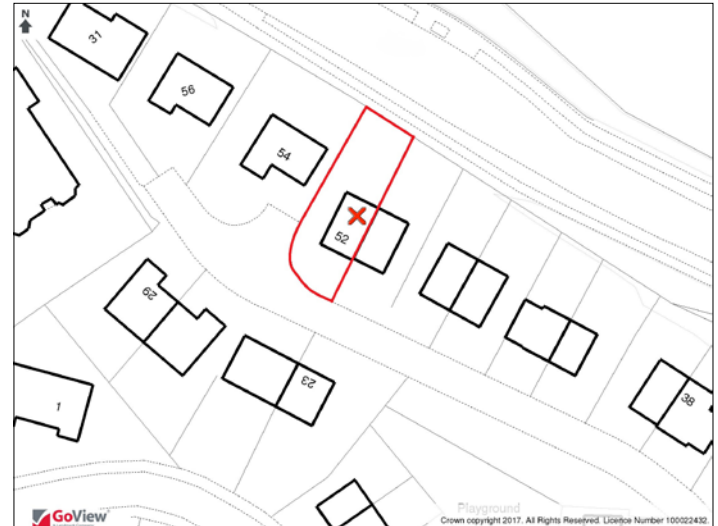
EPC Rating:

Current EPC: C70

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property, 3 St. Dunstons Lane,
Melrose, Scottish Borders TD6 9RS
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk Web: www.macphersonproperty.co.uk