



51 Douglas Street is a spacious and immaculately presented two-bedroom garden flat situated in a popular residential area of Galashiels. Occupying the ground floor, this property benefits from excellent outside space and lies in a quiet cul-de-sac with a gated entrance.

Only a short distance from the town centre, and from the 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 road link.

Internally, the property comprises two bedrooms, a bathroom, a large sitting room, and a dining kitchen. There is good storage plus a utility cupboard, and understair cupboard with enough room for a computer workstation which is particularly useful plus a wood burning stove and double glazing.

Externally, there is the most charming enclosed garden offering a good level of privacy with views that is mainly laid to lawn with a summer house, garden shed/workshop with electric, dog run and two additional external store cupboards, as well as a communal bin store.

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:

51 Douglas Street sits in the heart 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.

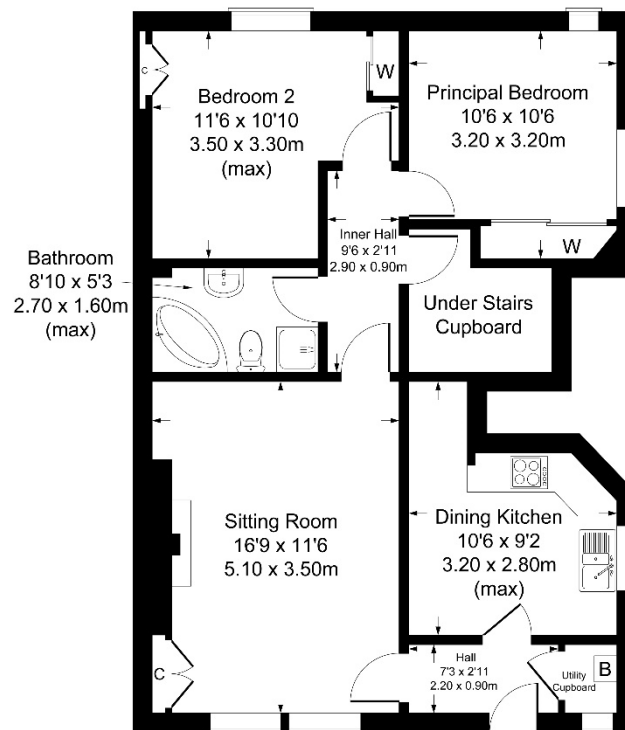
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.



51 Douglas Street, Galashiels TD1 3BX

Approximate Gross Internal Area

755 sq ft - 70 sq m



GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2018



For those with satellite navigation the postcode is: TD1 3BX
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 proceed over the first small roundabout and turn right onto Douglas Place (beside the fire station). Continue over Croft Street, and turn left into Douglas Street and the gates for Number 51 lies on your right-hand side fifty yards down. From the A7 (going South) travel through Galashiels, signposted Hawick, follow the road out of Galashiels, and turn left onto Douglas Place (beside the fire station), crossing over Croft Street and following the above directions.

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

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

Scottish Borders Council Tax Band Category: B

Current EPC: C69

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.



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