



**2 Glenfield Road East is a well presented and spacious three-bedroom semi-detached property situated in a popular residential are of Galashiels.**

**With generous outside space and a garage, it is only a short walk to the Borders Railway station, which runs to Edinburgh, with all amenities close at hand.**

**Internally, the property lies across two levels, providing an excellent family home comprising three bedrooms, a bathroom, a sitting room, a dining room, a kitchen, and a conservatory.**

**The property has an enclosed garden to the rear with large paved area, ideal for outside entertaining, a lawn and a detached garage. To the front is a charming hedge and borders with on-street parking also readily available.**

**Most Border towns can be reached from this central location, with the A7 having direct routes to Edinburgh and Carlisle immediately available, as well as the new Borders Railway which only make this region more and more accessible.**

**Melrose 3.5 miles Selkirk 6 miles Edinburgh 34 miles Tweedbank 2.5 miles.**

**(All distances are approximate)**

#### **Location:**

2 Glenfield Road East sits in a popular residential area 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.

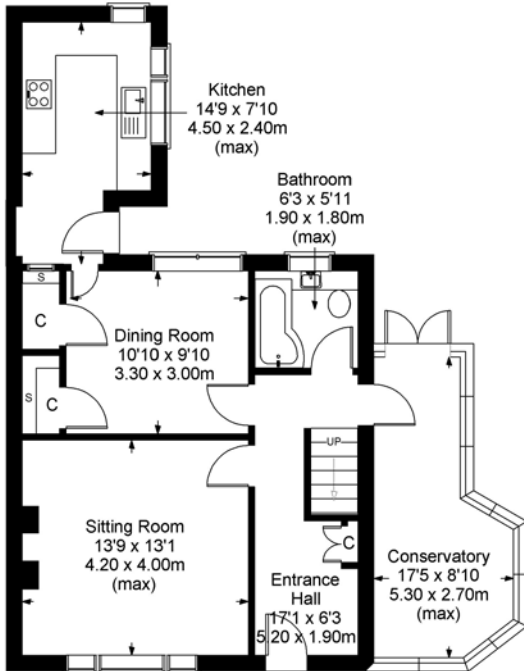
Galashiels sits in an easily accessible area and can be reached by the A7 which runs through the town and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which recently opened and runs from Tweedbank to Edinburgh, with the aforementioned station 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.

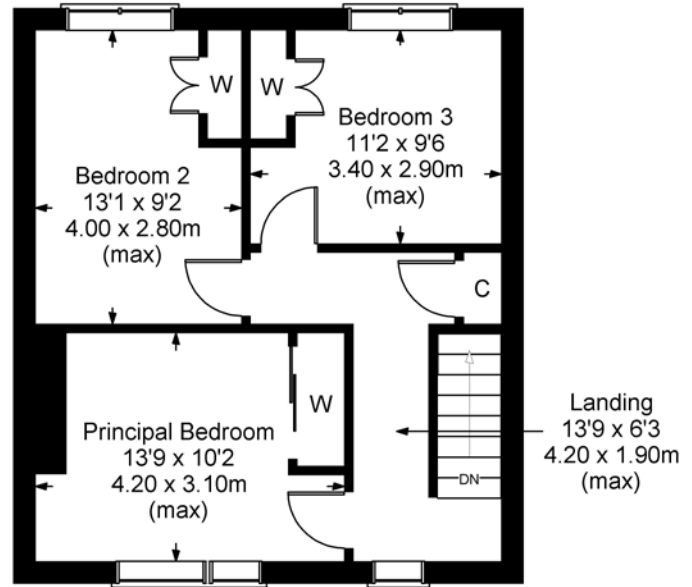


## 2 Glenfield Road East, Galashiels TD1 2AN

Approximate Gross Internal Area  
1,214 sq ft - 113 sq m



**GROUND FLOOR**



**FIRST FLOOR**

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2017



## DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD1 2AN

From Melrose take the B6374 on the northern banks of the River Tweed and follow this road into Galashiels. Continue forward along Melrose Road and turn left onto Glenfield Crescent. Follow this road down the hill and turn left onto Glenfield Road East. Number two is the second house on the left hand side.

From Edinburgh take the A7 into Galashiels. As you approach High Buckholmside, turn left onto the High Road (B6452). Follow this road to the end, and turn left onto the Melrose Road. Continue forward and turn right onto Glenfield Crescent. Follow this road down the hill and turn left onto Glenfield Road East. Number two is the second house on the left hand side.

## 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

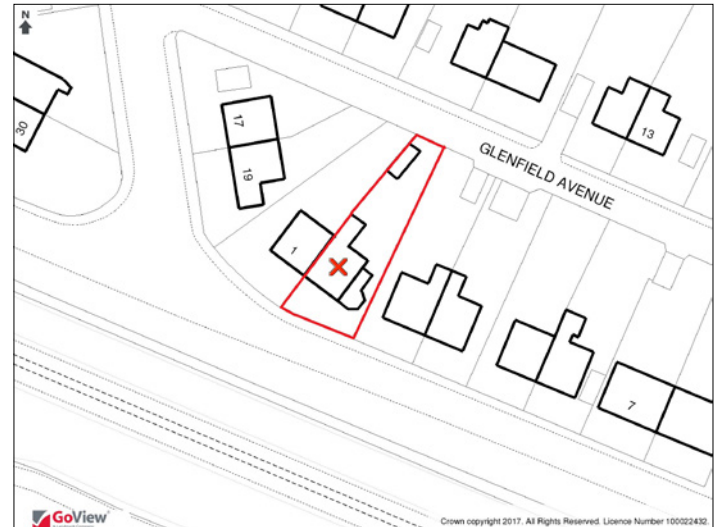
### EPC Rating:

Current EPC: D63

## 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.



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