



92 Meigle Street

Galashiels, Scottish Borders, TD1 1LL

Galbraith

Two bedroom terraced property located close to the town centre.



Melrose 4 miles St. Boswells 9 miles Edinburgh 36 miles



 2  1  1

1 reception room. 2 bedrooms.
Well planned & surprisingly spacious layout.
Within walking distance to town centre.
Private parking.
Gardens to front and rear.
Popular residential area.
WHAT3WORDS: pats.pillows.asteroid

Offers Over £148,000

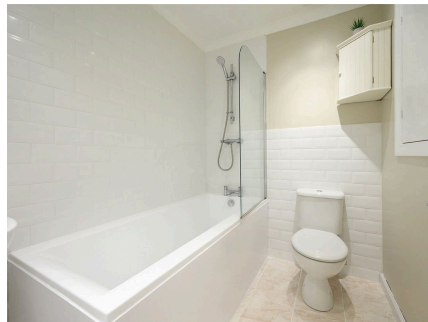


Location and Description

Galashiels is one of the largest Border towns with a population of around 14,000 people and was voted the happiest place to live in Scotland. (2019) Nearby there is an excellent range of schooling, from primary through to secondary and university education. Within easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

92 Meikle Street is a well-proportioned mid-terraced dwelling offering spacious accommodation over two floors. Upon entering, you are welcomed into a small vestibule that opens into a bright and spacious lounge with bay window. The kitchen to the rear of the property offers a range of wall and base units with ample space for a kitchen table. A door from the kitchen provides access to the private rear garden. From the lounge, timber stairs lead to the first floor with two well-proportioned bedrooms and bathroom completing the internal accommodation. The property would suit those searching for an easily managed home which is ready to move into.

There are private enclosed garden areas to the front and rear. The rear garden which is child and pet friendly is predominately laid to lawn with views over the town and beyond. A useful timber shed is also included in the sale. There is a common access path to the rear and a private designated parking space at the end of the terraced row.



Viewings

Strictly by appointment with Galbraith Kelso Tel: 01573224244 Email: kelso@galbraithgroup.com

Listing

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Tenure

Freehold

Local Authority

Scottish Borders Council

Council Tax

C

EPC

D

Services

Water

Mains Supply

Electricity

Mains Supply

Drainage

Mains Supply

Central Heating

Electric

Internet

Available

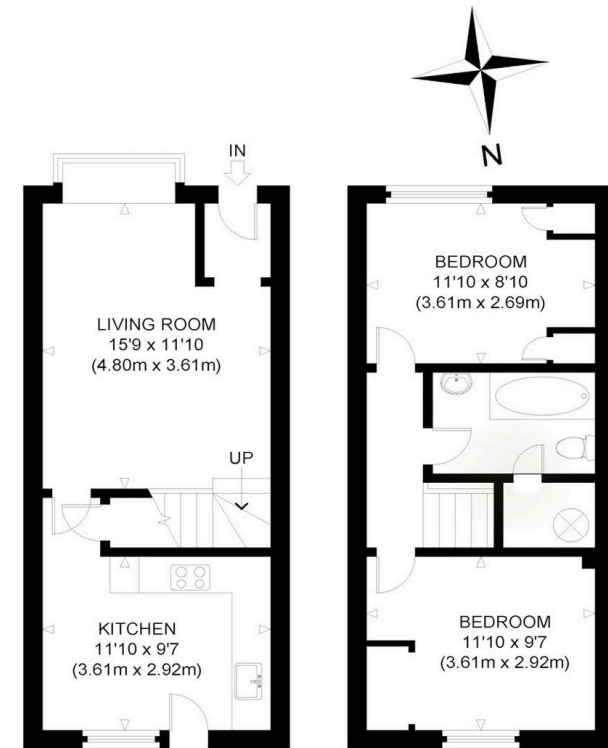
Additional Information

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

There is a common access path to the rear of the garden (outside the timber fence).

Plans

Total Area: 701 sq ft



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 357 SQ FT / 33.2 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 344 SQ FT / 32.0 SQ M

MEIGLE STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 701 SQ FT / 65.2 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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