

# 75 Wood Street

GALASHIELS, BORDERS, TD1 1QX



*IDYLLIC 2 BED DOUBLE UPPER FLAT IN THE  
SOUGHT AFTER BORDERS TOWN OF GALASHIELS*



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McEwan Fraser Legal is delighted to present this 2 bedroom double-upper flat in the Borders town of Galashiels, offering sublime views over the idyllic countryside. The property is in walk-in condition and is perfect for those looking to avoid the bustle of a city centre, whilst keeping it within commutable distance. Alternately, it serves as an excellent investment opportunity.

Entering the property from the rear and up the stairs, the first thing to become apparent is the natural light that floods into the hall through the dual aspect, East-West facing living room to your right. This room benefits from integrated shelving and fireplace unit, as well as ample floor space for a full living room suite. Through this room you have the access to the recently renovated, modern kitchen with a gas hob and plenty of worktop, perfect for the aspiring chef.

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**The Lounge**





**The Lounge**





Moving back through the property and up the stairs you have the two double bedrooms. Bedroom one offers jaw-dropping views across the countryside, whilst bedroom two provides a view into the calm back garden and has an abundance of integrated storage space. You will also find storage units along the entirety of the back wall in the upper hall. This level has a three-piece bathroom suite. Further to this, the property has access to a large private rear garden.

This is a rare opportunity to acquire a home in a fantastic location with even better views. Early viewing is encouraged as this property will not be around for long!



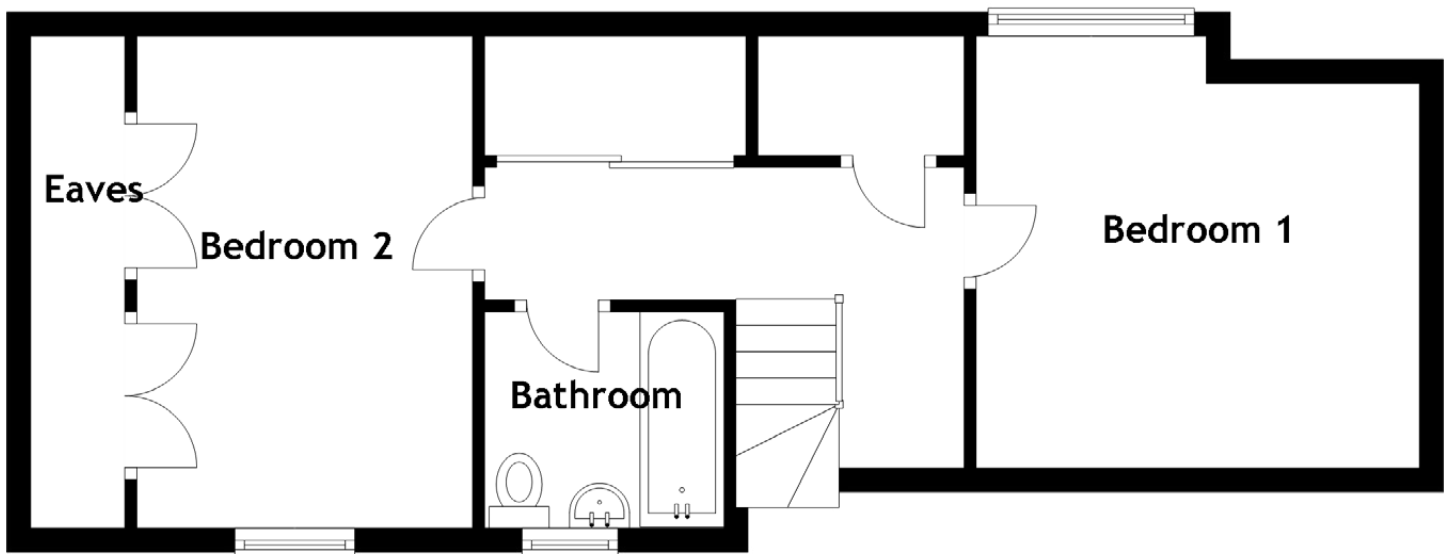


**Bedroom 2**







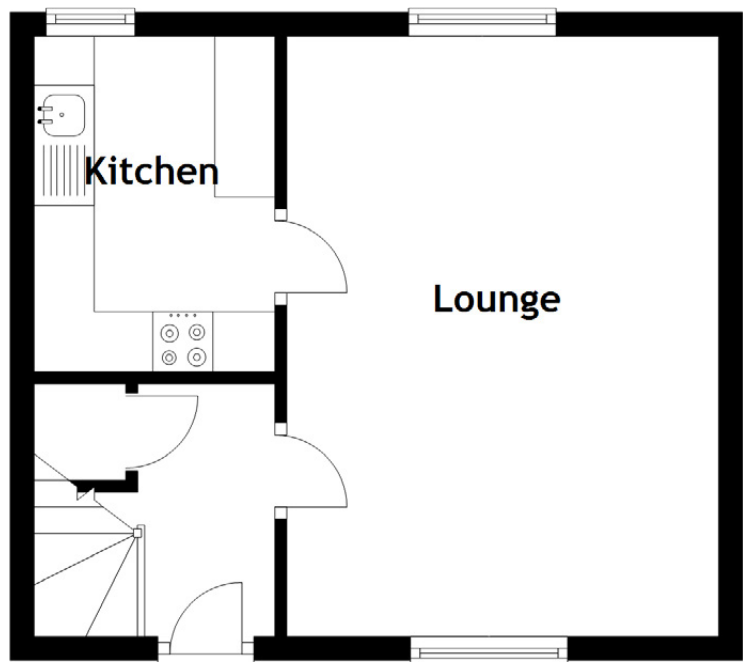


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.60m (11'10")
Kitchen	2.80m (9'2") x 2.00m (6'7")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
Bedroom 2	4.10m (13'6") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>

EPC Rating: E



## Floor Plan

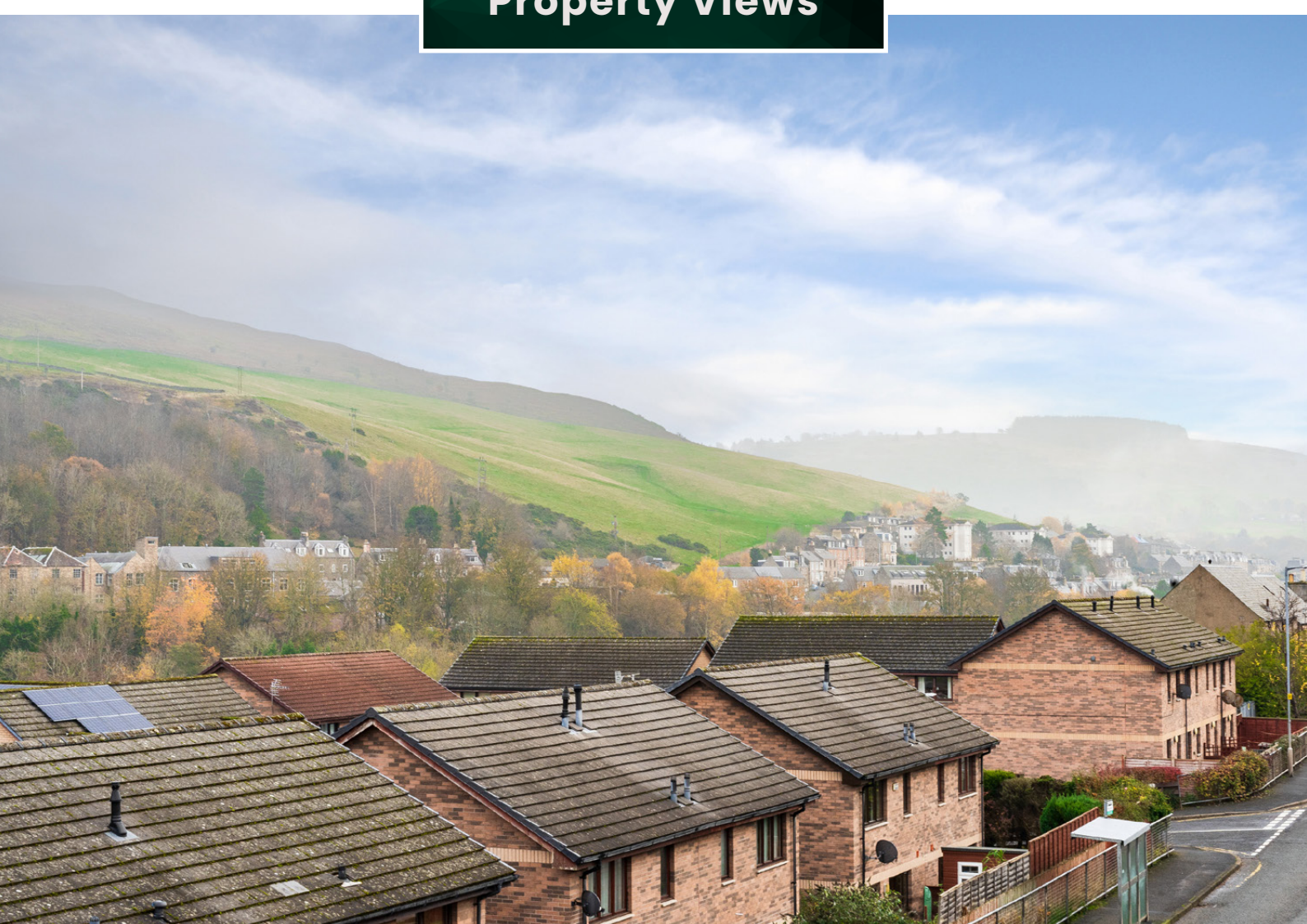


**The Garden**





**Property Views**





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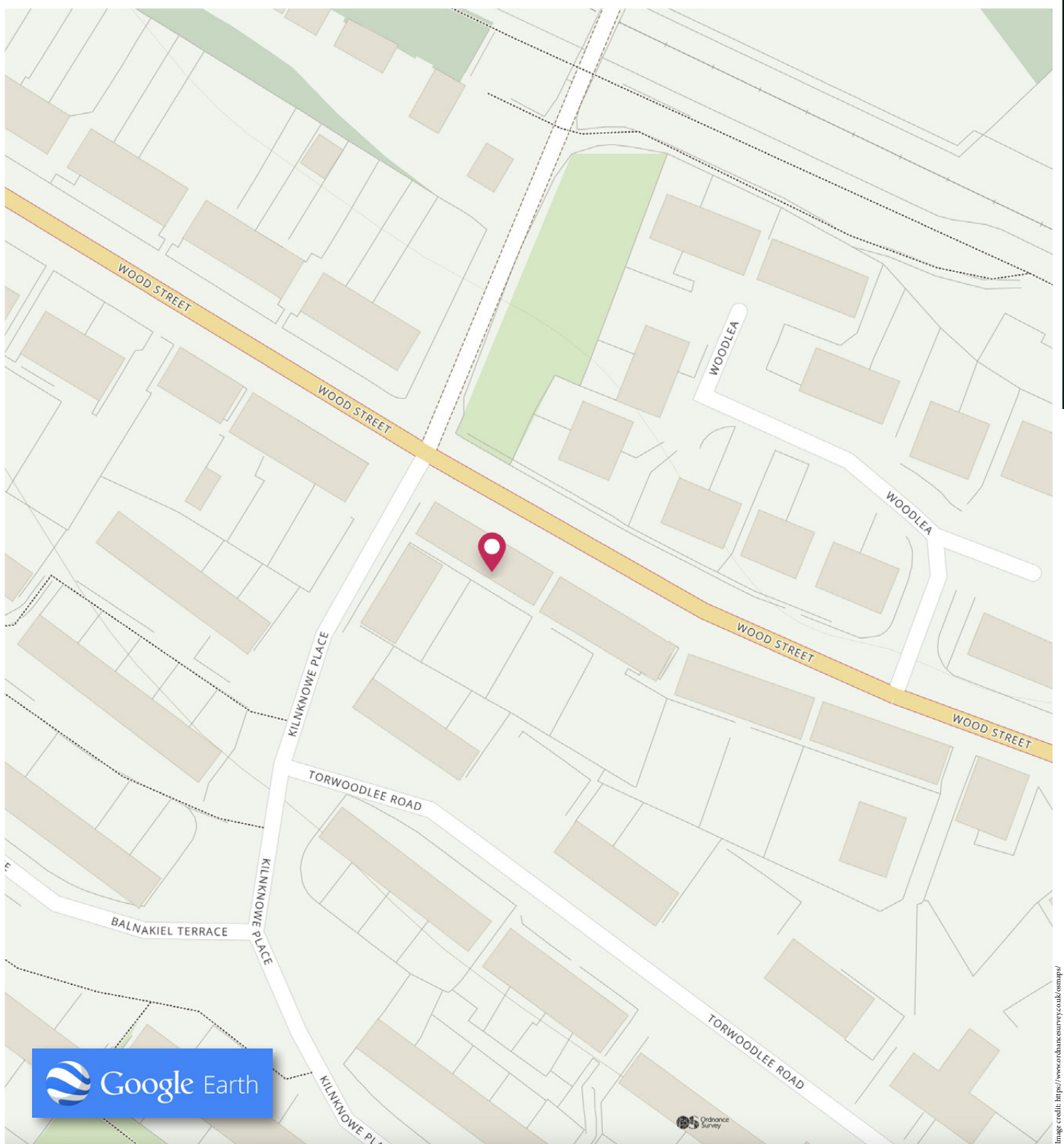
Although Galashiels is a small town, there are plenty of activities available to enjoy; a short walk away you will find Gala Water Retail Park, where occupiers include M&S Simply Food, Next, New Look, Boots, Pets at Home, and Clarks. The retail park sits adjacent to Tesco Extra and ASDA. For those who enjoy leisure activities, Tweedbank Sports Centre and The Borders Sport and Leisure Centre will keep all members of the family entertained on a day out. Cyclists can join the 90-mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through. For the golfer, there are two excellent courses close to the property.

Galashiels is home to a number of primary schools, one secondary school, Heriot-Watt University, and The Borders College.

The Borders Railway line has a half-hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.

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# McEwan Fraser Legal

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