



Parkside is a charming two-bedroom stone-built semi-detached property situated in a popular residential area in the principal Borders town of Galashiels. Adjacent to Victoria Park it benefits from a generous enclosed courtyard garden accessed directly from the property, and additional private garden ground to the rear.

Only a short distance from the Borders Railway, with a station in the town, which runs from Tweedbank to Edinburgh, all amenities are readily available from this location.

Internally, the accommodation lies across two levels and comprises of two bedrooms, a bathroom, a sitting room, a dining kitchen and a utility room. There is good storage, including a dressing room off the principal bedroom, double glazing and gas fired central heating providing a warm and comfortable home.

Externally, there is an enclosed courtyard garden, which is accessed from the sitting room and utility room and provides an excellent space for informal entertaining. There is also additional garden ground to the back of the property which has a lawn, well stocked borders and a garden shed.

Within walking distance into the town that includes the aforementioned railway station, the property is situated in a very accessible location with excellent access to Edinburgh and other Border towns via the A7 road link.

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

(All distances are approximate)

Location:

Parkside is located 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 that runs from Tweedbank to Edinburgh, with a 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.

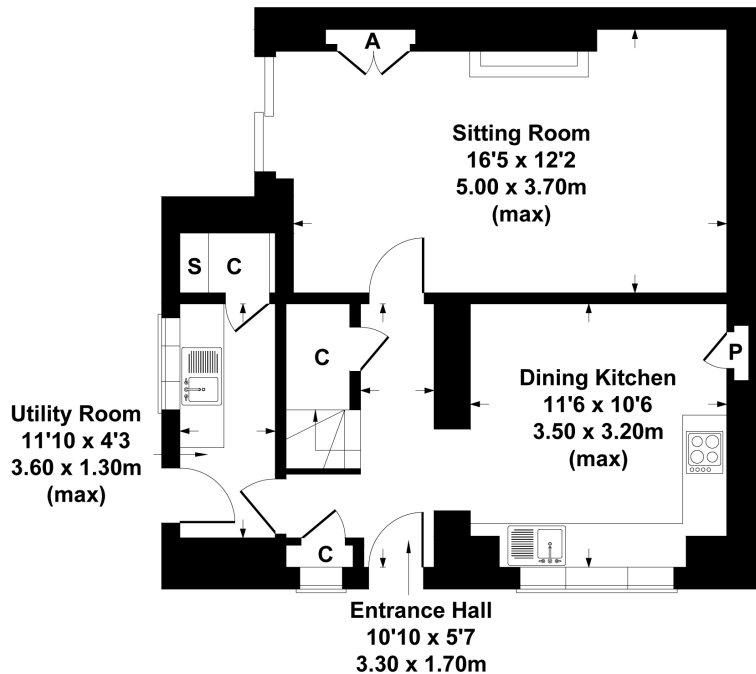
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.



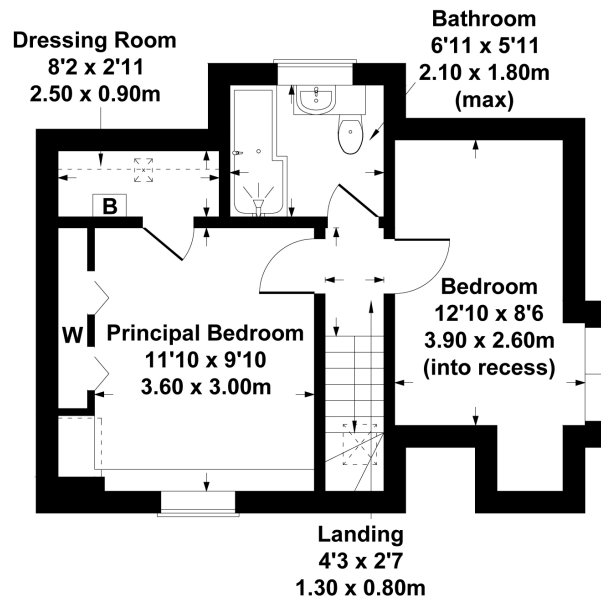
Parkside, 9 Manse Street, Galashiels TD1 1NA

Approximate Gross Internal Area

872 sq ft - 81 sq m



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2020



Directions:

For those with satellite navigation the postcode for the property is: TD1 1NA
From Melrose take the A7 into Galashiels and onto the Abbotsford Road. Continue over the first small roundabout and take a left turn at the second small roundabout onto Church Street. Continue along this road which turns into Scott Street; and on reaching Kirkbrae turn left and proceed up the hill turning second right onto Manse Street. Follow this road up the hill and you will come to Parkside on your left-hand side, which is the last property before Victoria Park. From Peebles take the A72 into Galashiels and take a right turn onto Hall Street. Continue up the hill onto Kirkbrae, and Mossilee Road before turning right onto Manse Street. Follow this road up the hill, 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: C

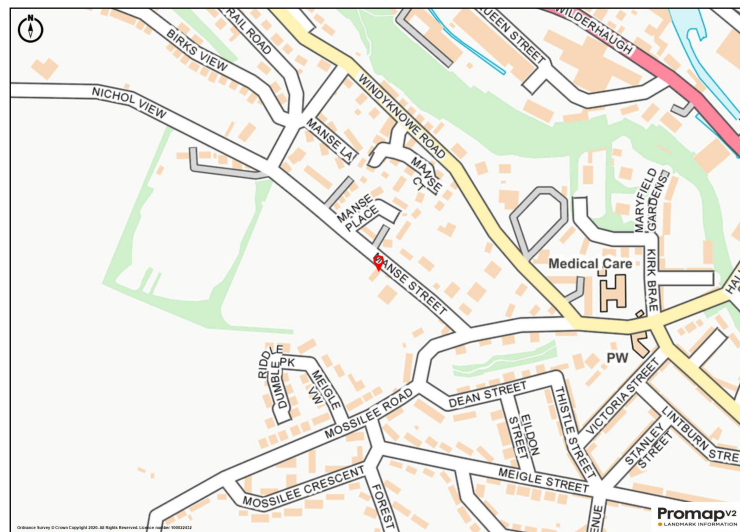
EPC Rating:

Current EPC: D55

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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