



**Avalon is a very well-presented three-bedroom bungalow situated in a popular residential area of Galashiels. With a generous garden and views, it would provide a perfect home in a strong location.**

**With a large number of amenities nearby, it lies a short distance from the Borders Railway which runs to Edinburgh, with a station in the town located at the Transport Interchange.**

**Internally, the property lies across one level and comprises three bedrooms, a bathroom, a large sitting room and a dining kitchen. With gas central heating and double glazing it provides a warm and comfortable home with good storage throughout.**

**Externally, the property sits in a good size plot with a large lawn to the rear and extensive decking, accessed directly from the dining kitchen providing an excellent space for informal entertaining. The garden is a particular feature with attractive borders, trees and hedging and steps leading back up to the street and parking.**

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

**Melrose 2.5 miles   Selkirk 7 miles   Edinburgh 35 miles   Tweedbank 2.0 miles**  
**(all distances are approximate)**

#### **Location:**

Avalon sits in a popular residential area in 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, 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.

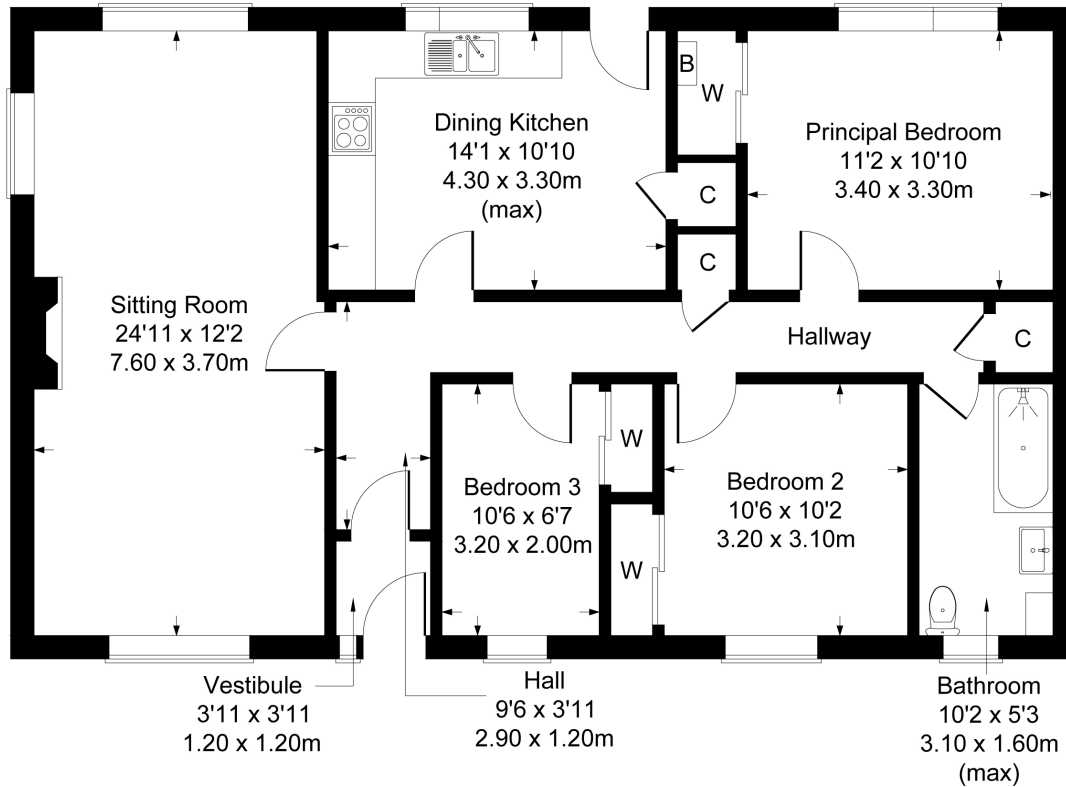
Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 39.5 miles and 68 miles away respectively.





# Avalon, Windyknowe Road, Galashiels TD1 1RF

Approximate Gross Internal Area  
1065 sq ft - 99 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY**

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### Directions:

For those with satellite navigation the postcode is: TD1 1RF

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 along the Abbotsford Road. Take the left fork at the second small roundabout onto Church Street, which turns into Scott Crescent. Follow this road until you reach Kirkbrae. Turn left and take the first right onto Windyknowe Road. Proceed forward for about a quarter of a mile and you will come to a turn off for a small cul-de-sac on your right-hand side. Turn in here, bearing right, and Avalon sits on your left-hand side.

From the A72 from Peebles, take Wood Street into Galashiels, before turning right onto Woodside Place which turns into Windyknowe Road. Turn left into the aforementioned cul-de-sac on the left and Avalon sits on your 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: E

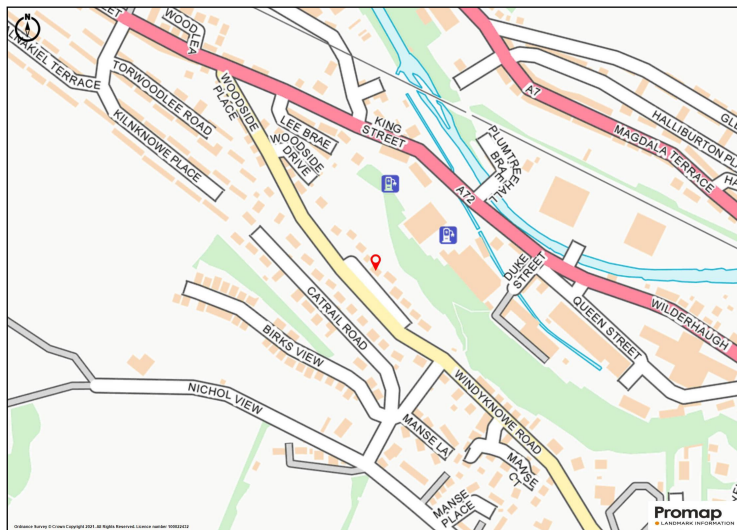
#### EPC Rating:

Current EPC: C71

#### 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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