

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 15 Meikle Kemp Lane, Galashiels

TD1 2QQ

**Guide Price £135,000**



15 Meikle Kemp Lane is a comfortably proportioned and modern mid-terraced property, situated towards the outskirts of the popular town of Galashiels, with good public transport links into the town centre & railway station. The property is presented in immaculate order inside and out and benefits from an abundance of attractive and additional features, including the stunning landscaped garden and lovely open outlooks to the rear over farmland. Viewing of this fantastic property is absolutely essential to fully appreciate.





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Hall  
Lounge  
Dining Kitchen  
Downstairs WC  
Three Double Bedrooms  
(Master Bedroom En-Suite)  
Family Bathroom

Gas Central Heating  
Double Glazing

Stunning Landscaped Garden  
Parking





### Location

Situated on the Gala Water in the rolling Borders countryside, Galashiels is a bustling town boasting a fine selection of shops together with several excellent restaurants in the area offering the best of Scottish fayre. Voted the happiest place to live in Scotland in 2019, the town offers an abundance of recreational and sporting facilities including rugby, football, swimming, tennis and golf. Galashiels has good road links both north and south and the Waverley Railway Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

C

### Council Tax Band

C

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.

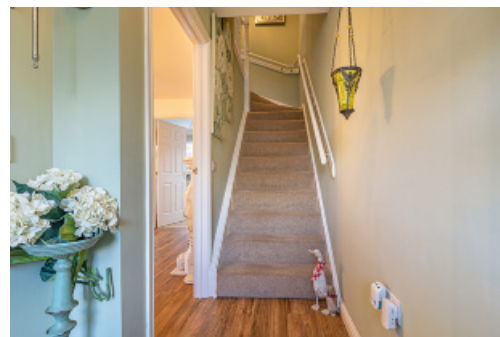


## Interested in this property? Galashiels Call 01896 758311

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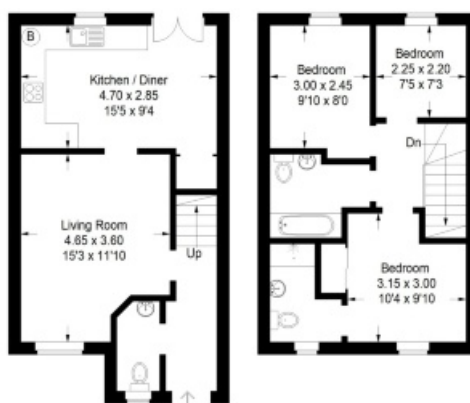
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868



### 15 Meikle Kemp Lane, Galashiels

Approximate Gross Internal Area  
77.6 sq m / 835 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 635988)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.