

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Ardlaw, 113 Meigle Street, Galashiels

TD1 1LW

**Offers Over £215,000**



Located within a popular area of Galashiels and commanding stunning open views over Galashiels and beyond, Ardlaw is a well-presented semi-detached family home in a sought after location. The property boasts many pleasing features including well-proportioned rooms, dining/family room, conservatory, modern kitchen and shower room, generous garden to the front and rear and a garage provides convenient parking or storage. Early viewing of this lovely property is essential to fully appreciate and avoid disappointment.



# Ardlaw, 113 Meigle Street, Galashiels

TD1 1LW

**Offers Over £215,000**

Entrance Vestibule  
Hall  
Lounge  
Dining/Family Room  
Kitchen  
Conservatory  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden to Front & Rear  
Garage  
Shed  
Outhouses



### 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

E

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Galashiels**  
Call 01896 758311

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Galashiels, TD1 3AF  
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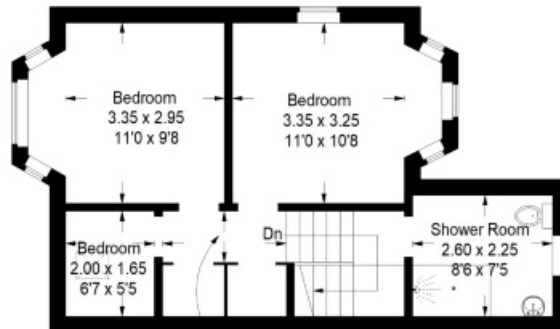
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
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



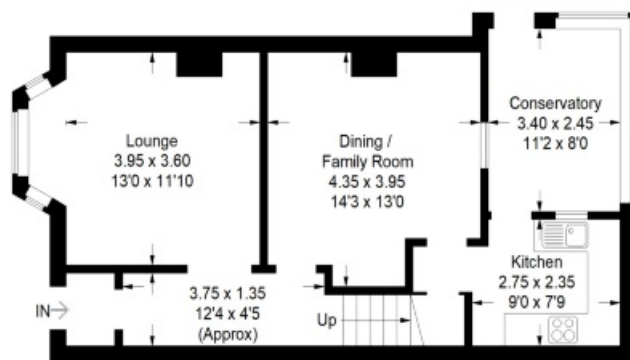
**Ardlaw, 113 Meigle Street,  
Galashiels**

Approximate Gross Internal Area  
101.7 sq m / 1095 sq ft



First Floor

2.30 x 0.95  
7'7 x 3'1  
(Approx)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID 868330)

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.