

Galashiels

Call 01896 758311



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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8 Meikle Kemp Lane, Galashiels

TD1 2QQ

Guide Price £175,000



8 Meikle Kemp Lane is a well-presented end-terraced modern family home, located within the popular Melrose Gait area of Galashiels - a popular residential development known for its family-friendly setting. The property offers bright, well-planned accommodation comprising a comfortable lounge, spacious dining kitchen, convenient downstairs WC, three bedrooms including a master with en-suite shower room and a family bathroom. Externally, there is a private garden to the front and rear and a driveway providing valuable off-street parking — a real bonus in this area where parking is at a premium. Early viewing of this lovely home is essential to avoid disappointment.



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Hall
Lounge
Brand New Dining Kitchen with Integrated Fridge Freezer
Downstairs WC
Master Bedroom
En-Suite Shower Room
Double Bedroom
Single Bedroom
Family Bathroom
Fully Floored Attic

Gas Central Heating
Double Glazing

Garden
Shed
Drive



Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

Fixtures & 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.



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**Interested in this property?
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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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



8 Meikle Kemp Lane, Galashiels

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1256810)

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.