



NEILSONS

Solicitors & Estate Agents

Lawfield, Abbotsford Terrace
Galashiels | Scottish Borders | TD1 3BZ

Offers Over £295,000

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Description

This charming detached villa enjoys an elevated position on an extensive plot with breathtaking views in the popular town of Galashiels. The property boasts superb family sized accommodation close to a host of excellent amenities and schooling, with the Borders Railway close to hand with its convenient links to Edinburgh and beyond. Early viewing is highly recommended.

The subject, in brief, comprises; entrance vestibule, welcoming open hallway with WC off, bright and spacious triple aspect lounge with wood burning feature fire and patio doors to garden, diningroom, impressive breakfasting kitchen, and utilityroom with door to garden. Carpeted stairs lead to an upper landing with excellent storage and hatch to attic, four generously proportioned double bedrooms with storage, single bedroom, and striking bathroom with three piece suite including mains rainwater shower over bath and underfloor heating. Further benefits include gas central heating.

Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the appliances; fridge, washing machine, tumble dryer, and range style double oven.

Gardens, Garage & Parking

The beautiful gardens are extensive and surround the property, a real feature and the ideal space for safe childrens play or for outside dining/relaxing. The rear is laid to lawn, two areas of patio, and decking bordered by mature shrubs and trees. A summerhouse with power will be included in the sale along with the garden shed. The front has a paved area with driveway leading to a single garage with light, power, and a door providing access to the house. There is an external store to the side of the property that houses the boiler also offering additional dry storage if required.

Viewing

Sunday 2-4pm or by appointment through Neilsons (0131 625 2222)



Location

Galashiels sits in the heart of the Borders and has fantastic commuter routes including The Borders railway line running from Galashiels railway station Galashiels railway station every half-hour going down to hourly in the evening and on Sundays. Journey times between Tweedbank and Edinburgh, via Midlothian, takes less than one hour. The property is situated in a convenient location, close to local amenities including Gala Water Retail Park, where occupiers include Marks & Spencer Simply Food, Next, New Look, Boots, Pets at Home and Clarks. There are also supermarkets including Tesco Extra and Asda within walking distance. The Pavilion Cinema is also located close-by. Galashiels has a number of primary schools including St Peter's Primary School and Galashiels Academy, Heriot Watt University and The Borders College. There are a number of sports clubs based in Galashiels including Gala Fairydean Rovers football club, Gala RFC, Galashiels and Torwoodlee golf clubs and Gala cricket club. The focal point of the local calendar is the Braw Lads Gathering, which takes place in late June. This historic event commemorates the history of Galashiels and the local area.





Solicitors & Estate Agents

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138 St Johns Road, Edinburgh

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✓ Full Estate Agency Service

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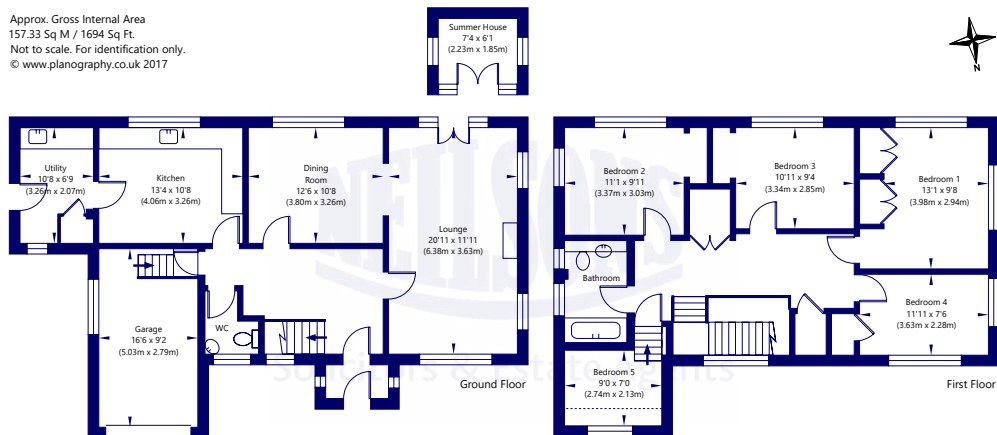
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Approx. Gross Internal Area
157.33 Sq M / 1694 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

