Galashiels
Call 01896 758311

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Heathcote, 12 Tweed Crescent

Galashiels, TD1 3EE

Guide Price £225,000



Set within one of Galashiels' most sought after residential areas, this unique and highly desirable semi-detached home offers a rare opportunity to acquire a property of genuine character and versatility. Properties of this nature seldom come to the market, and early viewing is strongly recommended to fully appreciate. The flexible and thoughtfully arranged layout is ideally suited to a wide range of purchasers, from families to those seeking a degree of future proof living. The ground floor incorporates a generous bedroom and modern shower room, while the first floor boasts a spacious double bedroom with en-suite facilities. Two attractive public rooms provide excellent living and entertaining space, complemented by a well proportioned conservatory which enjoys delightful, private outlooks across the rear garden. There is also space within the kitchen for more casual dining. The property has been lovingly maintained by the present owner and is presented in excellent order throughout. Externally, there are private gardens to both the front and rear, with the rear garden being a particular feature, offering a high degree of privacy and a peaceful setting in which to relax and unwind. Combining adaptable accommodation, a highly desirable location and beautifully maintained surroundings, this is a charming and welcoming home that will appeal to a variety of buyers.



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Ground Floor
Entrance Porch
Hallway
Living Room
Kitchen
Rear Porch
Sitting Room
Conservatory
Ground Floor Bedroom
Shower Room

First Floor
Double Bedroom with En-Suite

Electric Central Heating
Double Glazing

Private enclosed gardens





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 Rail Link between Edinburgh and Tweedbank, with a stop in Galashiels, offers an excellent commuting option.

Fixtures & Fittings
The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services
Mains drainage, water and electricity. Double Glazing. Electric central heating.

EPC Rating
E

Council Tax Band
D

Viewings
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
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211







Heathcote, 12 Tweed Crescent, Galashiels, TD1 3EE
Approximate Gross Internal Area
105.0 sq m / 1130 sq ft

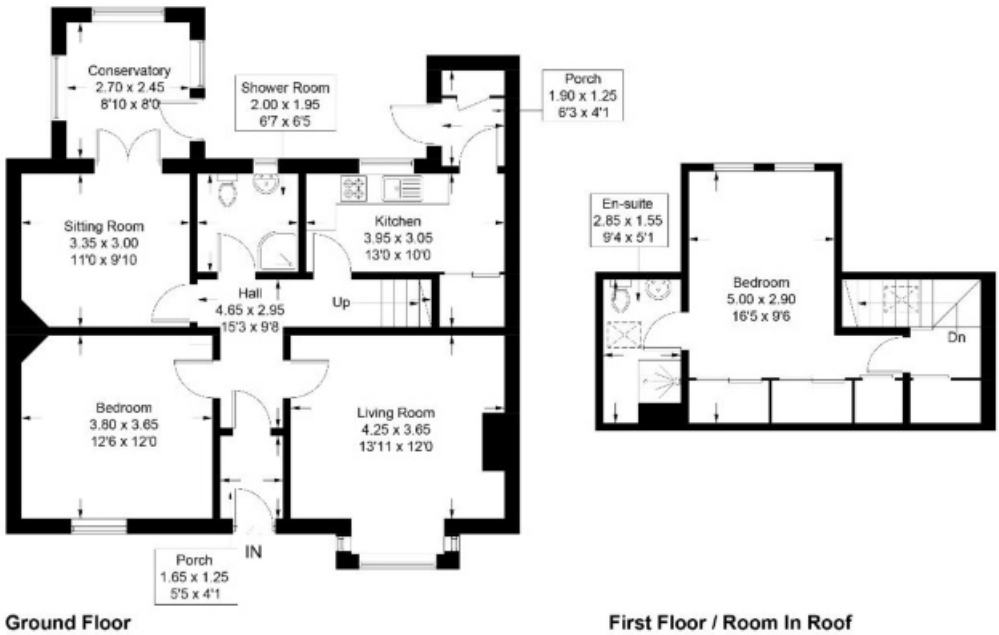


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1348930)

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.