Galashiels
Call 01896 758311

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78 Hawthorn Road

Galashiels, TD1 2LQ

Guide Price £150,000



Situated within a popular and well established residential area, this three bedroom terraced home offers a well proportioned layout arranged over three floors and presents an excellent opportunity for buyers seeking an affordable family home with the potential to modernise and personalise to their own tastes. The accommodation is thoughtfully arranged and provides generous living space throughout, with the standout feature being the spacious lounge/dining room. Ideal for both everyday family life and entertaining, this bright and versatile room enjoys direct access to the conservatory, which in turn benefits from an attractive open outlook across the rear. Outside, the fully enclosed rear garden provides a safe and secure environment for children and pets, whilst offering excellent potential for outdoor enjoyment. Residents also benefit from ample parking available within the nearby residents' car park. Offering excellent value for money and plenty of scope for enhancement, this appealing home is well suited to first time buyers, young families or those looking to create a home tailored to their own requirements. Early viewing is recommended to appreciate the space and potential on offer.



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Ground Floor
Hallway
Lounge/Dining Room
Conservatory
Kitchen

Entrance Level
Entrance Hallway & Stair
Bathroom

First Floor
Three Generous Double Bedrooms

Enclosed Garden
Greenhouse

Ample 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 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. Gas central heating.

EPC Rating
D

Council Tax Band
B

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:
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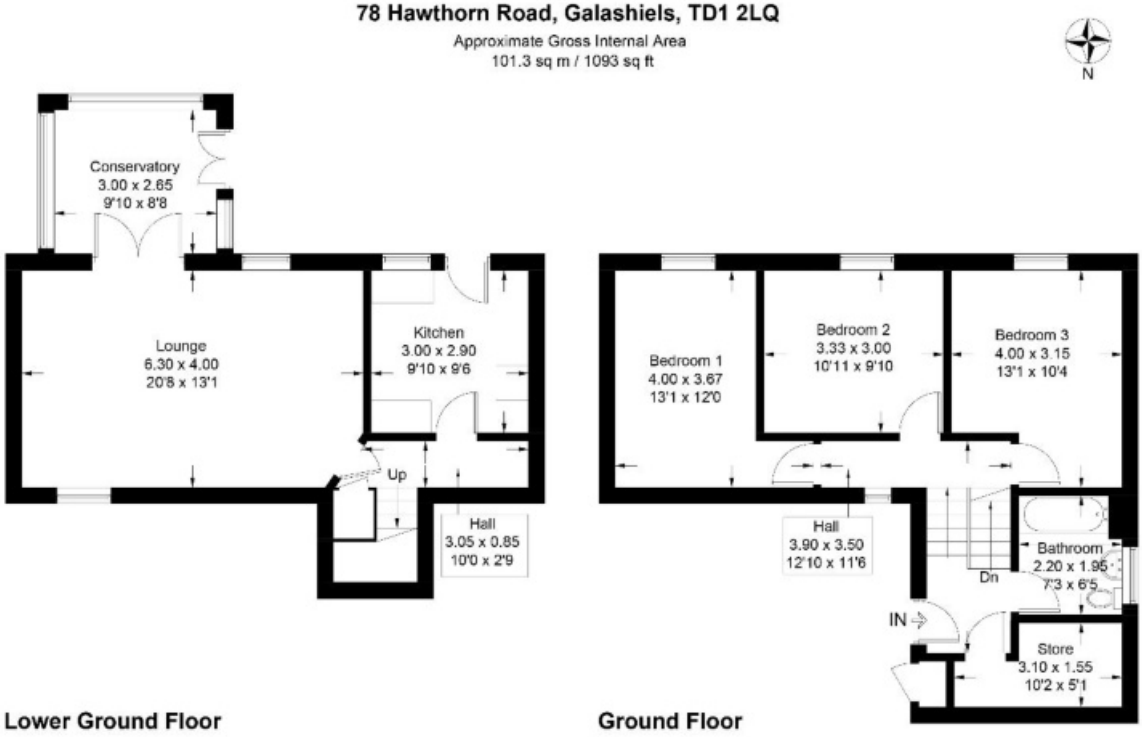






78 Hawthorn Road, Galashiels, TD1 2LQ

Approximate Gross Internal Area
101.3 sq m / 1093 sq ft



Lower Ground Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1349962)

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