

HASTIN<sup>LEGAL</sup>&S

14/7 Laidlaw Court



14/7 Laidlaw Court Offers Over£145,000

Galashiels, TD1 1QN



2 bed

1 public

1 bath



A Bright And Modern Two Bedroom Riverside Apartment In Central Galashiels, Featuring A South Facing Balcony, Residents Parking And Secure Entry. Ideal For First Time Buyers.





## 14/7 LAIDLAW COURT

A well-presented two bedroom apartment enjoying a desirable riverside position in the heart of Galashiels. This property offers bright, spacious accommodation throughout enhanced by a south facing balcony that captures plenty of natural light and provides a pleasant outdoor space. The development also benefits from convenient residents parking. Internally, the property is fresh, modern and neutrally decorated, allowing buyers to easily add their own personal style. The layout is practical and comfortable, with a generous living area, fitted kitchen and two bedrooms offering flexibility for use as guest rooms, home office or storage. The building is equipped with a secure entry system, offering an additional level of privacy and reassurance for residents. Ideally suited to professionals, first time buyers or those seeking low maintenance living, this apartment combines comfort and convenience in an excellent central location. A variety of local amenities are within easy reach, along with excellent transport links, including railway and bus station.

## LOCATION

The vibrant town of Galashiels is centrally located within the Scottish Borders; benefitting an excellent range of amenities, shops, transport facilities and schools. A selection of independent retailers thrive, with the Heartland Artisans Market a monthly highlight, and with larger superstores and national chains also available at the Gala Water retail park. Schooling from nursery to secondary level are all easily accessible, with private schooling at nearby St Mary's in Melrose. The town hosts the well reputed textile college Heriot Watt, as well as a Borders College Campus. The property benefits from easy access to Edinburgh via the A7, and lies within easy distance of the Borders rail connection with the opening of the Waverley Line station and Interchange a short stroll. The town has good road and bus connections to all central Borders towns and is within easy travelling distance to major employers at Scottish Borders Council and the Borders General Hospital.

## HIGHLIGHTS

- Well-presented two bedroom apartment
- Attractive riverside location
- South facing balcony
- Fresh, modern & neutral décor
- Ample residents parking
- Close to amenities & transport links



## ACCOMMODATION SUMMARY

Secure entry, entrance hallway, living room, kitchen, two bedrooms, bathroom.

## SERVICES

Mains services, electricity, water, gas central heating.

## COUNCIL TAX

Band B

## ENERGY RATING

Rating B

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk) Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## TENURE

Freehold

## PRICE & MARKETING POLICY

Offers Over £145,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.