



2 Laurel Grove

Galashiels, TD1 2LA



A Fantastic Opportunity For Further Development, This Detached Three Bed Bungalow Occupies A Central Location Within Galashiels And Would Make A Well-considered First Home Or Viable Buy-to-Let Prospect.





2 LAUREL GROVE

Situated in a convenient setting for the many amenities of the town of Galashiels, being within walking distance of the Border Rail Interchange, major retailers and local schooling, 2 Laurel Grove is a detached bungalow offering spacious accommodation, including a large living area, three double bedrooms and a private enclosed garden. While in need now of cosmetic upgrades, the overall condition of the building is good, as reflected in the Home Report, and the area is currently benefiting rejuvenation which will undoubtedly improve the overall look of the estate.

The property is priced with the relevant upgrades a modern buyer will intend to make in mind and would be the perfect home for a family buyer willing to undertake some upgrades to décor and maintenance. The scope for Buy-to-Let is also very positive, with a huge demand locally for family style accommodation – further information on potential yield and rental management is available from our Lettings Department.

LOCATION

Galashiels is a popular choice for house hunters; with a central location it offers an excellent range of shops including a Retail Park featuring high street chains, as well as providing independent and specialist shopping, medical facilities and schools from nursery to secondary. Galashiels is convenient for the commuter, benefiting from swift links to Edinburgh via the A7, and within easy walking distance of the new Borders rail connection - with the Interchange providing speedy and hassle free access for work or leisure to Edinburgh and beyond. The town has good road and bus connections to all central Borders towns, making it a great choice for those working at the nearby Borders General Hospital or Scottish Borders Council Headquarters. Melrose Gait is also within walking distance of Melrose itself, which boasts a bustling high street, well regarded schooling and falls within the Earlston High School catchment.

ACCOMMODATION LIST

Entrance Hall, Living Room, Fitted Kitchen, Three Double Bedrooms, Family Bathroom. Large Garden & Outhouses.

HIGHLIGHTS

- Detached Bungalow with Garden
- Excellent privacy
- Walking distance of train link
- Close to range of amenities

SERVICES

Mains gas, electricity, water and drainage. Fully double glazed, gas central heating.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal extends to approx. 84sq m.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band D.

MEASUREMENTS

See Floorplan

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £99,000 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. 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.