

LEGAL
HASTIN & S



Hazelbank

16 Barr Road, Galashiels, TD1 3HX





Nestled among mature sheltering greenery, Hazelbank sits proudly on Barr road - a quiet and leafy suburb off the main thoroughfare of the town. This striking property boasts welcoming family friendly accommodation, a well-established and generous garden with excellent privacy and attractive frontage complete with turret!



HAZELBANK

In a prominent elevated position with far reaching views over the town and countryside below, this detached family home is the perfect spot for those looking to make a forever home in the central Borders.

The property offers flexible living space with room for all the family - as well as catering for home working and study space, hobby and garden enthusiasts, as well as providing for the practical elements of family life. The ground floor hosts three bright and well-appointed public rooms, with a family breakfasting kitchen and useful utility room. Upstairs, a master suite with dressing area and ensuite bathroom, second ensuite bedroom, and two further double bedrooms with the family bathroom across the landing. The outdoor space has been landscaped to make full use of the generous corner position and sheltering greenery, and takes in the wonderful outlooks from a charming patio to the front, with further seating areas to the rear, well-kept lawn, colourful planted beds and a double garage.

LOCATION

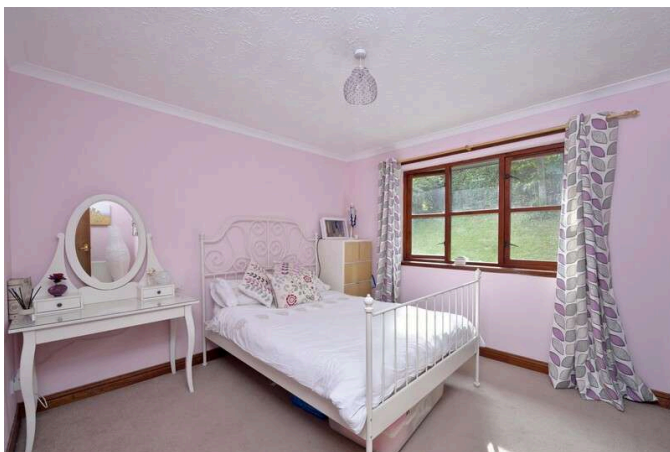
The vibrant town of Galashiels is centrally located within the Scottish Borders; benefitting an excellent range of amenities, shops, transport facilities and schools. A selection of independent retailers still thrive, with larger superstores also available at the Gala Water retail park. Schooling from nursery to secondary level all easily accessible, with St Peter's Primary just a short walk, and 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 walking 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.

ACCOMMODATION SUMMARY

Entrance Vestibule, Reception Hallway, Living Room, Dining Room, Study, Family Room or Bedroom Five, Breakfasting Kitchen, Utility Room, Cloakroom with W/C on the Ground Floor. Master Bedroom with Dressing Room & Ensuite Bathroom, Bedroom Two with Ensuite Shower Room, Two Further Bedrooms & Family Bathroom. Terraced & Landscaped Garden with Double Garage Driveway.

HIGHLIGHTS

- Charming Suburb Location
- Pleasant Outlooks & Mature Garden
- Excellent Condition
- Family Home
- Well Proportioned Flexible Accommodation
- Swift Road & Rail Links
- Range of Amenities in Walking Distance



COUNCIL TAX

Band G.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating, Combi boiler.

ENERGY EFFICIENCY

Band C.

ADDITIONAL INFORMATION

All floor and wall coverings and the integral appliances and light fittings are included in the sale price. Internal floorspace is approx. 204sq meters.

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01750 724 160 - lines open until 10pm 7 days a week.

PRICE AND MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.



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