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THE HAWTHORNS LODGE, GALASHIELS, TD1 3NS
STONE BUILT FIVE BEDROOM BUNGALOW WITH GARDENS

EPC D
OFFERS AROUND £290,000

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We are delighted to bring to the market this detached imposing lodge house situated on the outskirts of Galashiels with stunning open views to the rear over the rolling countryside towards the Eildons and Abbotsford. In need of extensive refurbishment throughout, the property is a blank canvas for a prospective purchaser looking to make the property their own. Set in generous plot of over half an acre with gardens to the side and rear, there is also a drive for several vehicles and a timber garage.

Entering from the front, the entrance hallway provide access to the kitchen which is situated to the front and currently has some timber units and space for a cooker. From here there is access through to a back hallway with a storage cupboard, shower room, utility and bedroom/office. The shower room comprises a three piece suite of shower enclosure with mixer shower, wash hand basin and WC. The bedroom here is a double room and could also be used as a home office if so desired and the utility has sink and shelving and would benefit from upgrading.

From the entrance hallway a door also leads through to the sitting room which overlooks the front and has a multifuel stove set upon a tiled hearth making a cosy focal point. The remainder of the accommodation can be accessed from a hallway off the sitting room. There are an additional four bedrooms (two with stunning views to the rear towards the Eildons,) the boiler room, main family bathroom with three piece suite and the main lounge which is a spacious and bright room with windows to the front, side and rear making this an extremely light space.

Externally to the property, there are generous garden grounds to the side and rear extending to around half an acre mostly laid to lawn with mature trees and shrubs and a variety of fencing and stone walls. There is ample parking for several cars and a timber garage.

ROOM SIZES:

Kitchen 5.04 x 3.89
Utility 4.19 x 2.67
Shower Room 2.74 x 1.60
Bedroom/Office 3.93 x 3.56

Sitting Room 4.95 x 3.92
Main Lounge 6.41 x 4.83
Bedroom 4.17 x 4.10
Bedroom 4.12 x 2.86
Bedroom 4.09 x 4.52
Bedroom 4.13 x 4.60
Boiler Room 2.83 x 1.64
Bathroom 2.88 x 2.44

Hawthorns Lodge lies on the outskirts of Galashiels. Galashiels lies in the narrow valley of the Gala Water, close to its meeting with the River Tweed, in the heart of the Scottish Borders. A popular town, Galashiels has a multitude of amenities and shops, ranging from smaller independent stores to well-known retailers, as well as the Pavilion cinema, Rugby Football Club, two nearby golf courses and the Braw Lads festival which takes places annually and attracts visitors from across the world. Galashiels is also the location of Heriot-Watt University's School of Textiles and Design. The railway station provides a direct link to Edinburgh, ideal for city commuters, and there are also good road links to neighbouring towns such as Selkirk, Hawick, Kelso, Melrose and St Boswells.

Council Tax Band: F **EPC:** D

FIXTURES AND FITTINGS: The sale shall include all carpets and bathroom fittings.

SERVICES: Mains water, private drainage, gas and electricity. Gas central heating and partial double glazing.

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.onthemarket.com, www.rightmove.co.uk and www.propertywindow.com.

FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

