



## 2 Hawthorn Steading, Langlee Mains Langlee Mains, Galashiels, TD1 2NZ

**Guide price £360,000**

We are delighted to offer this modern steading conversion set in a quiet semi-rural location on the northern edge of Galashiels. With the perfect blend of traditional building with modern finishes and free-flowing open plan living spaces, the property will suit a range of buyers. All amenities are within easy reach, including the Galashiels Interchange and Tweedbank Railway Station, and Edinburgh is readily accessible via the train or A7.

Viewing Highly Recommended.

- ENTRANCE HALL - LIVING ROOM - KITCHEN - UTILITY - WC - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM - 2 FURTHER DOUBLE BEDROOMS - FAMILY BATHROOM -

### Internally

Set over 2 floors with an internal floor area of 190 sq. m. / 2052 sq. ft. (or thereby), the property offers free-flowing, bright accommodation over two floors.

The ground floor is perfectly suited for modern living, with a generous living room and a modern well-equipped kitchen both with direct access to the garden. There is a handy utility room off the hallway.

Upstairs, there is a bright open area which would be well suited to a study or den. The master bedroom boasts an ensuite shower room, while the two further bedrooms are served by a family bathroom.

### Kitchen

The kitchen is fitted with a range of wall and base units overlaid with granite worktops incorporating a ceramic sink with mixer tap. Integrated appliances include an electric double oven, induction hob, fridge/freezer and dishwasher.

### Bathroom

The family bathroom is fitted with a modern 3-piece suite including WC, wash hand basin and panelled bath with mixer shower over.

The ensuite shower room is fitted with a WC, wash hand basin and walk-in shower enclosure. There is also a downstairs WC.

### Externally

There is a communal courtyard to the front and a private terraced garden with patio to the rear. There are 2 private parking spaces.

### Location

The property occupies a quiet semi-rural location just outside Galashiels. Galashiels is one of the largest Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The MacArts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

### Fixtures & Fittings

All fitted carpets, floor coverings, fitted blinds, light fittings and integrated appliances are to be included within the sale.

### Services

Mains water and electricity, drainage to septic tank. Air source heat pump and double glazing.

### Council Tax

Council Tax Banding will be allocated on first occupation.

### Viewings

Strictly By Appointment via James Agent.

### Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.



# Floor Plan

## 2 Hawthorn Steading, Langlee Mains, Galashiels

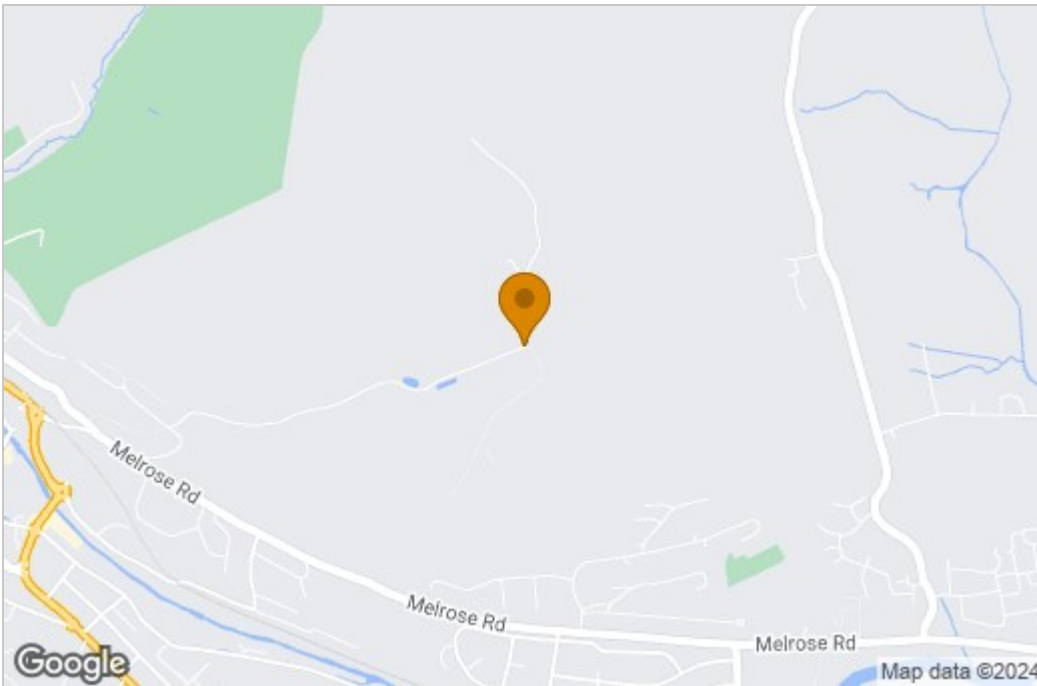
Approximate Gross Internal Floor Area: 190.6 m<sup>2</sup> ... 2052 ft<sup>2</sup>



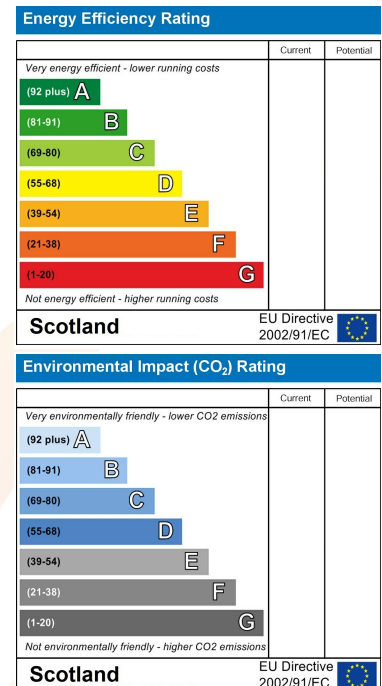
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.