

21 Roberts Grove

Galashiels, TD1 2BJ

A Great Opportunity to Purchase This Three Bedroom Detached Bungalow
For Sale • Offers Over £220,000

Edwin
Thompson







BRIEF RESUME

- Three Bedroom Detached Bungalow
- Bright and Spacious Rooms
- Fantastic Views Across The Valley
- Driveway and Parking for 3 Cars
- Close Proximity to Train Station and All Transport Links

DESCRIPTION:

21 Roberts Grove is a spacious 3 bedroom detached bungalow built in the 70s and set in an enviable, elevated position within the town. The property is of timber frame construction with suspended floors and a pitched roof clad in interlocking tiles. The property is fully double glazed and has exposed brick and render on the external walls. The street is generally held in high regard within the town.

The frontage conceals generous rear garden with picturesque views of the hills across the valley, expected with a bungalow in this area. There is an off street parking bay to the front of the property as well as a 2 car driveway.

Internally, the accommodation benefits from generous proportions and at its neutral décor which would give potential buyers the ability to put their own stamp on the property. The rooms are spacious and there is adequate storage space which make this age and style of property popular compared to new builds.

Externally, The views from the decking are a key feature in the garden space. The property has ample space for 3 cars to park without compromising on the garden. The landscaped lawn to the rear of the property has the potential to be a keen gardeners paradise.

LOCATION:

Located on Roberts Grove in Galashiels, this charming 3-bedroom bungalow enjoys a prime location surrounded by scenic beauty on the hillside of the valley. Situated in a peaceful neighbourhood, the bungalow offers tranquillity while still being conveniently close to local amenities and transport links. With its picturesque setting, residents can relish in the beauty of the surrounding landscape, whether it's enjoying a morning coffee on the decking or taking a leisurely stroll along the nearby pathways surrounded by lush greenery and rolling hills. Roberts Grove presents an idyllic backdrop for comfortable living, offering both serenity and accessibility in equal measure.

Roberts Grove is conveniently located just a 10-minute walk from Galashiels Train Station and the Borders Interchange Bus Terminal. This location is ideal for those who need easy access to transport links. The train to Edinburgh takes about 55 minutes, making it a straightforward commute for work or a quick trip for leisure. The bus terminal connects you to various locations across the Scottish Borders and beyond, providing efficient travel options for residents.

Situated in the heart of the Scottish Borders, Galashiels offers a unique blend of rural living and urban convenience. Residents of this vibrant town enjoy easy access to a plethora of amenities including shops, restaurants, and recreational facilities. With its rich history, stunning landscapes, and vibrant community spirit, Galashiels provides an idyllic backdrop for a comfortable and fulfilling lifestyle. Residents can enjoy leisurely walks along the River Tweed, explore the nearby Border Abbeys, or indulge in shopping and dining experiences in the town centre. or immersing oneself in the local culture, living in Galashiels offers a perfect balance of modern living and natural beauty.

ACCOMMODATION :

The accommodation currently comprises:

Internally: Entrance hall with store cupboard, living room, breakfasting kitchen, bathroom, 3 double bedrooms.

Externally: Drive way and parking bay for 3 cars, shed, decking area, wrapround gardens.

AREAS:

The property has been measured to the following areas:

Description	sq m	sq ft
21 Roberts Grove	75	808

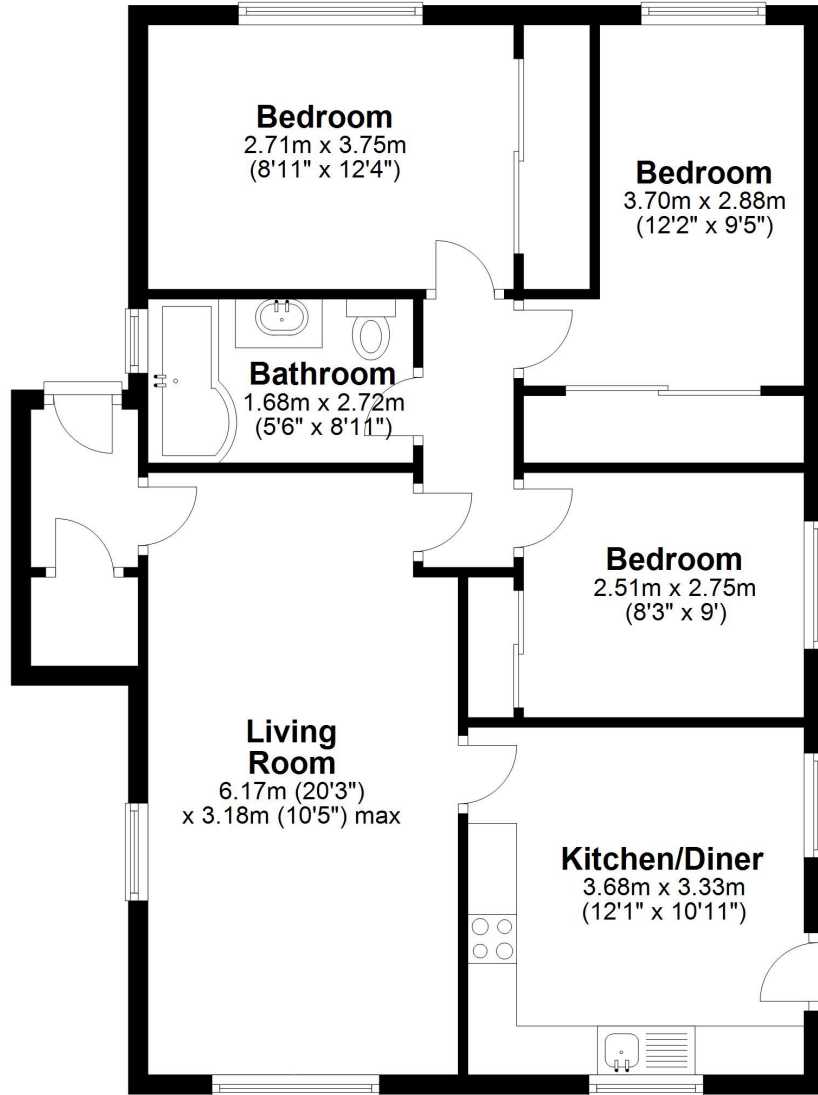
E & o e please note that these measurements have been taken from the EPC register.





Ground Floor

Approx. 75.1 sq. metres (808.4 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 sq. feet)



SERVICES:

All services are understood to be connected.

VIEWING:

By appointment with the sole agents. Please contact Amy Welsh for further details.

Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
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