

5, The Elms, Abbotsford Road

Galashiels, TD1 3DP

An Excellent Opportunity to Purchase a 6 Bedroom Semi-detached Renovation Project
For Sale • Offers Over £230,000

Edwin
Thompson





BRIEF RESUME

- Semi-detached 6 Bedroom House
- Character-filled
- Renovation Project
- Central Location Close to Amenities
- Spacious Gardens

DESCRIPTION

The Elms at 5 Abbotsford Road offers a spacious and versatile family home spread over three floors, situated in the charming town of Galashiels. With six bedrooms, multiple reception rooms, and a basement featuring a sauna, this property is ideal for those looking to embark on a rewarding renovation project.

Though requiring significant refurbishment, The Elms holds immense potential to be transformed into a magnificent family residence. Its generous garden, direct access from the sun porch, and ample living space make it a rare find in this picturesque Scottish Borders town.



LOCATION

Located on Abbotsford Road, The Elms benefits from its prime position in Galashiels, a vibrant town in the heart of the Scottish Borders. Galashiels is renowned for its rich history, cultural heritage, and welcoming community. The town is home to a variety of educational facilities, including primary and secondary schools, as well as the Heriot-Watt University campus, making it an ideal location for families.

The town center offers a mix of shopping, dining, and leisure facilities, ensuring that all necessary amenities are within easy reach. Residents can enjoy a variety of outdoor activities, with nearby parks, walking trails, and sports facilities. Galashiels also features a modern leisure center, cinema, and various community events throughout the year, providing entertainment and activities for all ages.

Galashiels benefits from excellent transport links, including the Borders Railway, which offers regular services to Edinburgh, making it an attractive location for commuters. The town's strategic position within the Scottish Borders allows easy access to other neighboring towns and scenic countryside, perfect for weekend getaways and exploration.

AREAS

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
The Elms	309	3326

E & oe Measurements taken using a laser measurement device.

FIXTURES AND FITTINGS

The property is being sold unfurnished.







DETAILS

The ground floor welcomes you with a large entrance hall that leads to a spacious living room, featuring a sun porch at the rear with direct access to the garden. This living space is ideal for family gatherings and relaxation, filled with natural light from the large windows. Adjacent to the living room, the kitchen offers ample space for meal preparation, with direct access to the dining room, perfect for formal dining and entertaining. The pantry, situated next to the kitchen, provides additional storage space for kitchen essentials. The ground floor also includes a front porch and stairs leading both to the upper floors and the lower basement, enhancing the flow and accessibility of the home.

The basement comprises two large rooms, offering versatile space for various uses. One room features a sauna, presenting an opportunity to create a home spa or gym. The second room can be adapted to suit individual needs, whether as a recreational area, home office, or additional storage space.

The first floor houses four well-proportioned bedrooms, offering comfortable living spaces for family members. The master bedroom features an ensuite bathroom, providing added privacy and convenience. The remaining three bedrooms are spacious and filled with natural light, making them ideal for family members or guests. A centrally located family bathroom serves the first-floor bedrooms, ensuring functionality and ease of access.



The attic level contains two further bedrooms, each with unique character and potential for various uses. These cozy spaces are perfect for children's rooms, guest accommodations, or even a private study or hobby room.

The property boasts a large wrap-around garden, ideal for landscaping, gardening, and outdoor activities. The garden includes a gated driveway with parking and a detached garage, providing ample space for vehicles and storage. Additionally, a second gated walkway entrance off the main road enhances accessibility and convenience, making the property both secure and welcoming.

This property presents a unique opportunity for a buyer to create a bespoke family home through a comprehensive renovation project. With its generous proportions, classic architecture, and prime location, The Elms offers a blank canvas for those with a vision to restore and enhance a classic property in the heart of Galashiels. The extensive garden, spacious interior, and potential for modern upgrades make this a promising project for anyone looking to invest in a truly remarkable family home.

SERVICES

All services have been turned off and have not been tested.

EPC F30





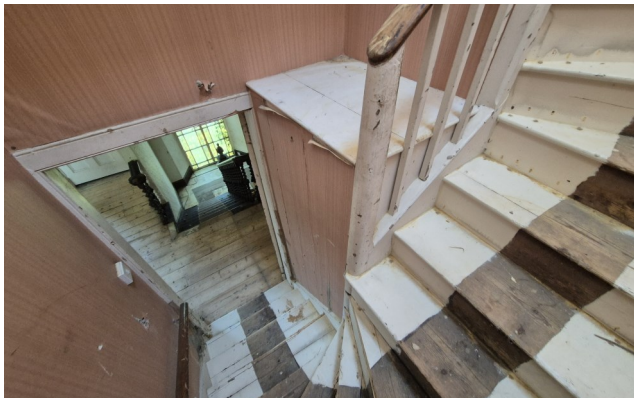
VIEWING

By appointment with the sole agents.
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