

97 Langlee Drive

Galashiels, Selkirkshire, TD1 2EA

A Spacious 3 Bed Terraced House

For Sale • Offers Over £125,000

Edwin
Thompson







BRIEF RESUME

- Spacious 3 Bedroom Terraced House
- Large Gardens
- Close To Town Centre and Local Amenities

DESCRIPTION

97 Langlee Drive has an abundance of potential, located in the picturesque town of Galashiels in the heart of the Scottish Borders. This spacious property offers comfortable and practical living.

Internally, the accommodation benefits from generous proportions and good standard of decor. The property has 2 double bedrooms and a single room, a uniquely laid out kitchen, living room and a family bathroom. The property is set over 2 storeys and provides a good deal of flexibility. The property is thoughtfully designed, with a layout that utilises all

available space and natural light. The two double bedrooms offer ample accommodation for a young couple or small family and the third room would be great for those seeking extra space for a home office or as an additional bedroom. It would be ideal for a first-time buyer or buy to let investor.

LOCATION

The property is situated a short walk along the rail line from Galashiels town centre in a residential area popular with families due to its close proximity with the Langlee Primary school and houses tend to sell well. A property of this size and style would make a great family home or a buy to let investment to add to a landlords portfolio. Galashiels is a historic town located in the scenic Scottish Borders region. This property is situated in a convenient location, with easy access to local amenities and the transport links Galashiels has to offer.

The town has a range of shops, restaurants, and cultural attractions, making it a vibrant and welcoming community.

In terms of transport, Galashiels has good road and rail connections to other major cities in Scotland and south over the border to England via the A7 and A68.

Edinburgh is just a short train ride away, making it a feasible option for commuters or those looking to enjoy the city's cultural offerings.

ACCOMMODATION

The accommodation currently comprises:

Ground Floor: Entrance hall, living room, kitchen/dining

First Floor: Three bedrooms, bathroom.

Externally: Large rear garden area to the rear, drive way and front red stone garden.







AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
97 Langlee Drive	80	876

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

SERVICES

All mains services are understood to be connected. The main heating system is gas fired central heating.

EPC

EPC rating: C71

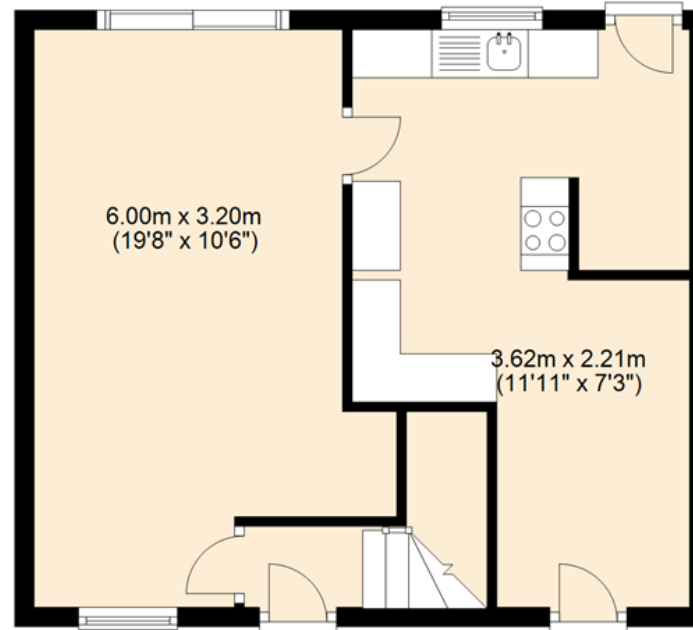
VIEWING

By appointment with the sole agents.
 Edwin Thompson, Chartered Surveyors
 76 Overhaugh Street
 Galashiels
 TD1 1DP

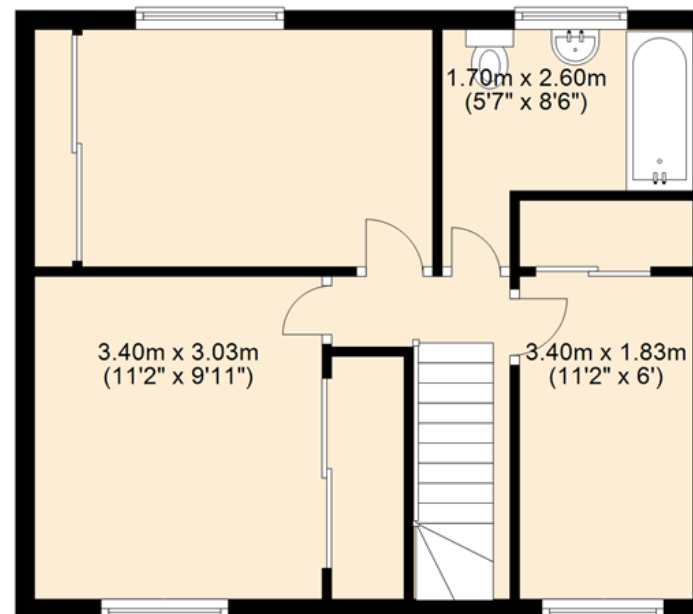
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Ground Floor



First Floor



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