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

EPC D
OFFERS OVER £405,000

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We are delighted to bring to the market Hawthorns Lodge, a beautifully presented detached five bedroom bungalow. Tucked away on the outskirts of Galashiels with stunning open views to the rear over the rolling countryside towards the Eildons and Abbotsford, the property is 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 newly painted timber garage.

Entering from the front, the small entrance hallway provides access to the kitchen which is newly fitted with a range of navy floor and wall units. There is ample space for a dining table and chairs in here and also space for an upright fridge freezer. There is an integrated dishwasher and double oven and ample timber effect worksurfaces with a gas hob in situ. From here there is access through to a back hallway with a useful large storage cupboard, three piece shower room, utility and bedroom/office. The newly fitted shower room is finished to a high standard and comprises a three piece suite of shower enclosure with mixer shower, wash hand basin with vanity storage and WC. There is feature marble effect tiling and a wall mounted chrome heated towel rail. The bedroom here has been freshly decorated in neutral tones and has carpet flooring. This could be used as an additional double bedroom or also be utilised as a home office/snug if so desired. The utility room has also been newly fitted with a range of timber floor and wall units and Belfast sink.

From the entrance hallway a door also leads through to the sitting room/dining room which overlooks the front and has a cosy multifuel stove set upon a tiled hearth making a pleasing focal point. This is also freshly decorated in neutral tones and has an attractive light fitting. The remainder of the accommodation can be accessed from a hallway from here. There are an additional four double bedrooms all newly decorated in cool neutral tones and freshly laid carpet flooring. Two of the bedrooms have stunning views to the rear towards the Eildons and beyond. Also within the property is a handy boiler room. The main family bathroom boasts a newly fitted four piece suite of shower enclosure, roll top bath, twin sinks and WC and has been finished to a beautiful standard. Completing the accommodation is the main lounge which is a spacious and bright room with windows to the front, side and rear making this an extremely light and welcoming 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/Dining 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

Total floor area approx. 208 m²

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 place 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. All light fittings also included in the sale

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. Furnished rooms have been created by AI for illustrative purposes only. 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.

