

2 Craigpark Gardens

Galashiels, TD1 3HZ

A Two Bedroom, Semi-Detached Bungalow
For Sale As A Whole • Offers Over £195,000

Edwin
Thompson







BRIEF RESUME

- Two Bedroom Semi-detached Bungalow
- Low maintenance Gardens
- Off Road Parking
- The Property is Spacious Sized
- Close to Local Amenities
- Perfect For Couple/Small Family

DESCRIPTION

2 Craigpark Gardens is a spacious Semi-detached bungalow in a very desirable area of Galashiels. The property has low maintenance gardens to the front and enclosed gardens to the rear. The property has a single garage with direct access into the property via the kitchen. The property has 2 spacious bedrooms of equal size, both of which have fitted wardrobes, ideal for a couple or small family. This property would also benefit an elderly couple looking to have a small garden to tend to with all rooms located on a single floor.

LOCATION

The property is situated just off the town centre in a desirable development with a few similar properties close by. Its elevated position within the town affords the property views over the town and countryside beyond. Craigpark Gardens is popular for families with a real community feel in the street. This bungalow is perfect for those looking to downsize to a bungalow or couple looking to start a family

The flourishing town of Galashiels undoubtedly offers the most extensive range of amenities in the area, with an excellent variety of shops, supermarkets, pre-school, primary and secondary schooling, and superb sporting, leisure and recreational facilities. The Heriot-Watt Scottish Borders Campus has a thriving student community, and there is a good selection of restaurants and bars in the town and surrounding area. Galashiels is easily commutable to Edinburgh via the A7 or A68 trunk roads, and airports are located at Edinburgh and Newcastle. The east coast main line runs from Berwick Upon Tweed, and The Borders Railway which opened in September 2015 provides a direct service to Edinburgh in approximately 1 hour from Galashiels and nearby Tweedbank.

On a broader note, the Scottish Borders region offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast.

The area is also known for its' spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, we encourage purchasers from outwith the area that a move to the Scottish Borders really could be the best move of their lives.

AREAS

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

| Description | Sq m | Sq Ft |
|---------------------|------|-------|
| 2 Craigpark Gardens | 74 | 800 |

E & oe Measurements taken using a laser measurement device.



Accommodation

The accommodation currently comprises: Entrance hall, living room, dining kitchen, internal access to garage, 2 bedrooms, family bathroom.

Energy Performance Certificate

C72

Services

All mains services are understood to be connected with the main heating system being gas fired.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

What3words///

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Viewing

By appointment with the sole agents.
Edwin Thompson, Chartered Surveyors
76 Overhaugh Street
Galashiels
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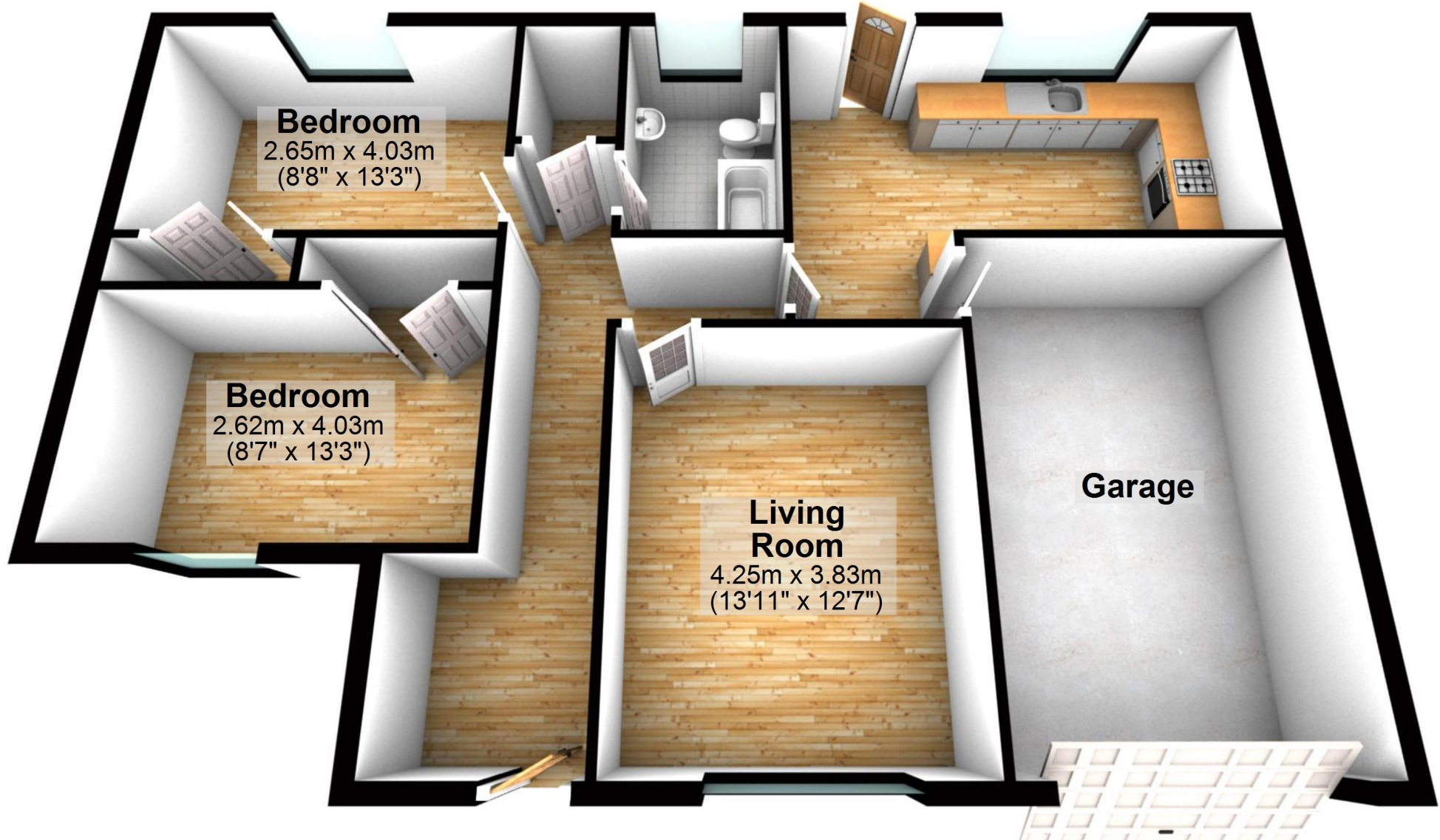
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Ground Floor

Approx. 74.3 sq. metres (799.6 sq. feet)



Bedroom
2.65m x 4.03m
(8'8" x 13'3")

Bedroom
2.62m x 4.03m
(8'7" x 13'3")

Living Room
4.25m x 3.83m
(13'11" x 12'7")

Garage

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