




McEwan Fraser Legal

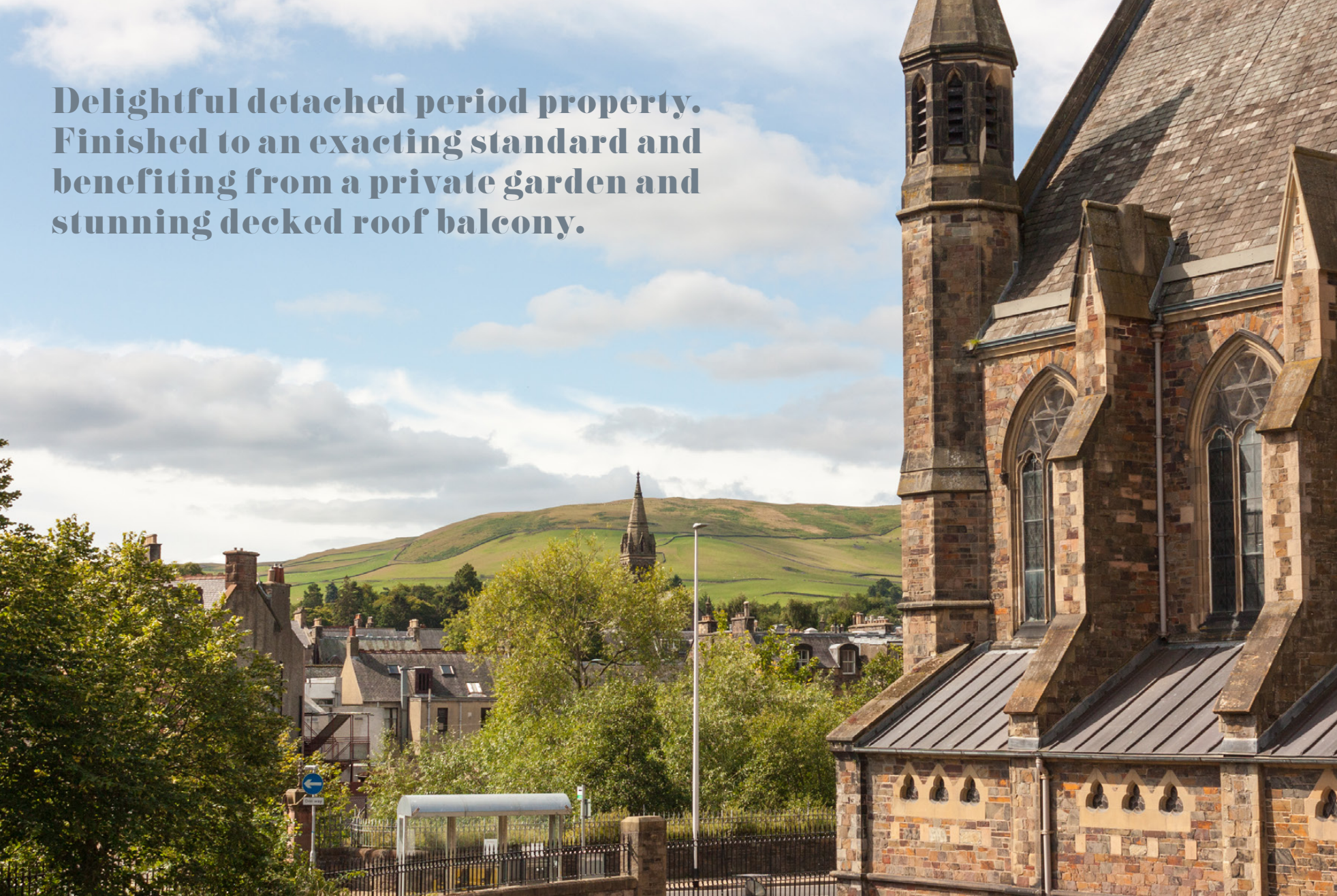
Solicitors & Estate Agents

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Heywoods, 63 Abbotsford Road

GALASHIELS, TD1 3HN

Delightful detached period property. Finished to an exacting standard and benefiting from a private garden and stunning decked roof balcony.



Galashiels

Galashiels is a small town, there are plenty of activities available to enjoy. A short walk away you will find Gala Water Retail Park, which features a Marks & Spencer Simply Food, Next, New Look, Boots, Pets at Home and Clarks. The retail park sits adjacent to a Tesco Extra and an Asda.

Galashiels also has a modern and spacious gym and has a number of bars and restaurants suitable for couples or families. There are various sports clubs in the town which include, rugby, football, golf, cricket, athletics, tennis and bowls, which welcome both seniors and juniors. There are various parks in the town which families can enjoy. Cyclists can join the ninety mile Tweed Cycle Way in Galashiels, while hikers can join the Southern Upland Way as it passes through. Galashiels has a number of primary schools,

a secondary school, Heriot-Watt University and The Borders College.

You will find the Scottish Borders is easy to reach from every direction, with major routes from all directions touching its boundaries. Leave behind the motorways and ring roads and in little more than an hour by car from Edinburgh, Glasgow, Newcastle and Carlisle you will discover that driving is a pleasure again. Traffic free roads and quiet country lanes reveal new breathtaking vistas which change with the seasons, weather and light. The Borders Railway line has a half-hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders through Midlothian to Edinburgh Waverley, connecting to the national and international rail network within an hour.

Scenes from Galashiels, including St Andrew's Church, and Bank Street Gardens.



Heywoods, 63 Abbotsford Road





“...The living room leads through to the immaculate kitchen dining room with an excellent range of cream wall and floor units...”





Peacefully situated minutes from the town centre, Heywoods offers immaculate period accommodation with a well-maintained front and rear garden and the benefit of a stunning decked roof balcony.

A wooden gate opens onto a paved path that leads through a stone vestibule area to the front door. A stain glass window allows natural light to flood the hallway complete with tiled floor. Off the hallway and to the front of the property is the living room with a large sash and case bay window, decorative cornice and working gas fire. The living room leads through to the immaculate kitchen dining room with an excellent range of cream wall and floor units, butcher block effect work tops, Astra Cast sink, integrated De'Longhi oven and electric hob with Whirlpool extractor hood. There are a number of other electrical appliances including Bosch dishwasher, Whirlpool tumble dryer, Bosch washing machine and free standing fridge freezer. Attached to the kitchen is a spacious conservatory, currently used as a dining room, offering additional family living space.

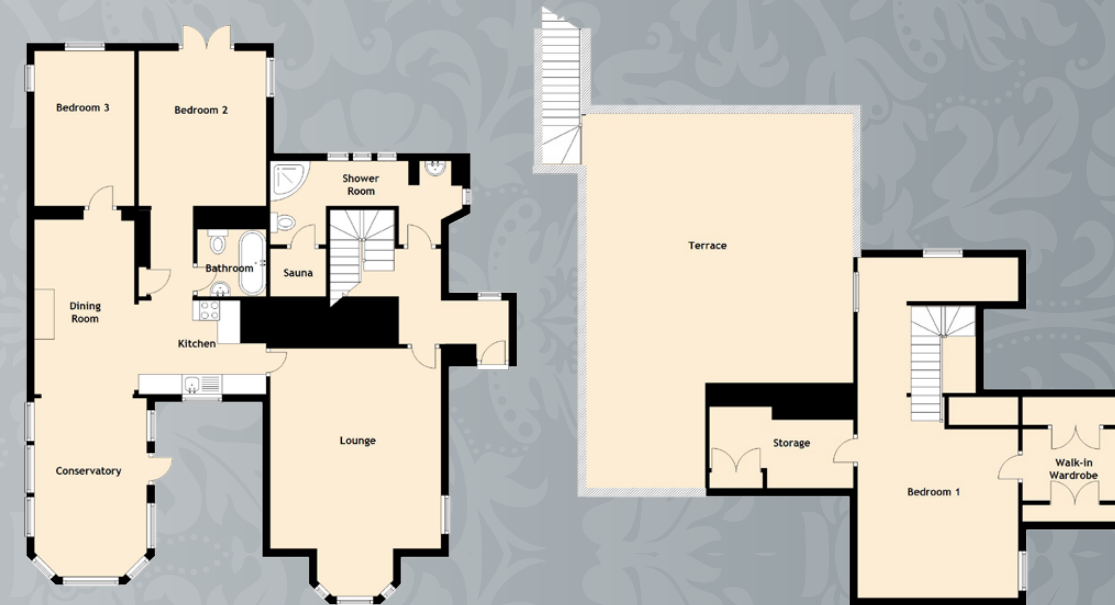
There are two good sized double bedrooms to the rear of the property, one of which has French doors opening out onto a patio area. Next to the bedroom is an elegant bathroom with three piece

white suite, including roll top bath, and heated towel rail. A useful linen cupboard, opposite, provides excellent storage.

Completing the accommodation at this level, and at the other side of the property, is a spacious shower room featuring a sauna, original stain glass window, heated towel rail and large under stairs storage cupboard. Above the entrance to the sauna there is further storage space which is of significant size.

Stairs ascend to a gallery landing and the master bedroom, with exposed walls at both gable ends and two extensive walk in cupboards both with built in storage. To the far end of the room is a versatile space which would make the perfect study area, as well as spilt door Velux window leading out to the decked roof balcony.

Externally there is off road parking to the front and side suitable for at least two cars as well as a storage shed. A well-maintained garden to the front, complete with surrounding hedge and peaceful garden to the rear along with the stunning decked roof balcony, offer plenty of options for alfresco dining and entertaining. There is also a fully enclosed and expansive lawn area to the rear which provides a great additional garden space.



Property Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	6.02m (19'9") x 4.28m (14'1")
Conservatory	4.48m (14'8") x 2.82m (9'3")
Dining Room	4.62m (15'2") x 2.51m (8'3")
Kitchen	3.20m (10'6") x 2.35m (7'9")
Bedroom 1	8.54m (28') x 4.03m (13'3")
Walk-in Wardrobe	2.63m (8'8") x 2.32m (7'7")
Bedroom 2	3.89m (12'9") x 2.93m (9'7")
Bedroom 3	4.00m (13'1") x 2.63m (8'8")
Bathroom	1.73m (5'8") x 1.69m (5'7")
Shower Room	4.22m (13'10") x 1.34m (4'5")
Sauna	1.40m (4'7") x 1.20m (3'11")
Storage	3.61m (11'10") x 2.54m (8'4")
Terrace	9.40m (30'10") x 6.20m (20'4")

Gross internal floor area (m²) - 130m²

EPC Rating - E

Extras
(Included in the sale)

All fixtures, fittings, carpets, curtains and kitchen appliances.

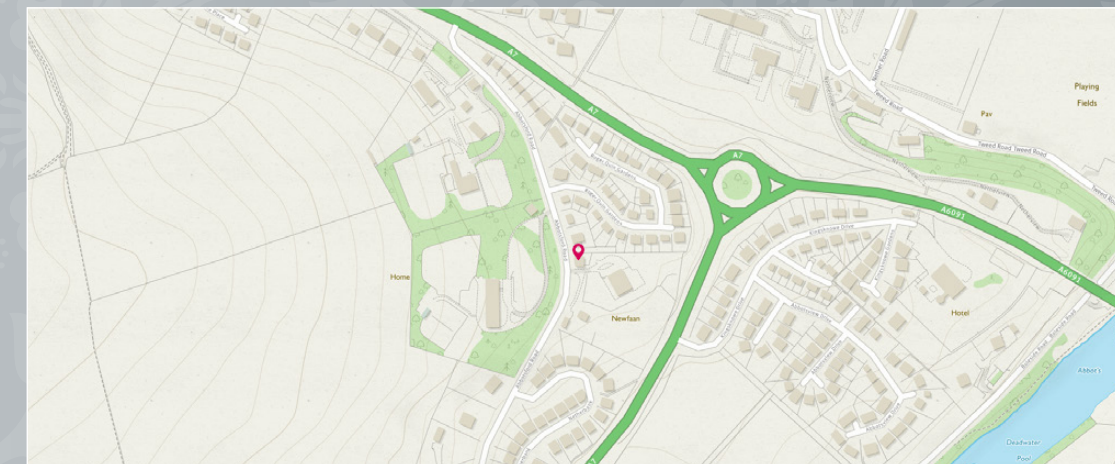
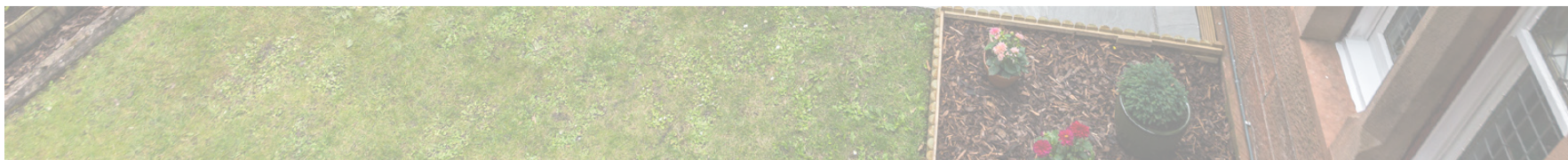
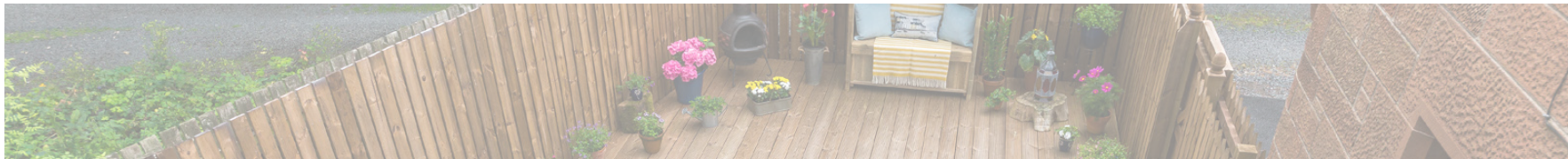


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