



11 Langhaugh Gardens is a recently extended, and deceptively spacious three-bedroom detached house lying across two levels. Situated in a popular residential area of Galashiels, it is only a short distance from the new Borders Railway, opening in September 2015 which will run from Tweedbank to Edinburgh with a stop in the town.

Internally, the property comprises three bedrooms, a bathroom, a shower room, a sitting room, a large dining room, and a generous breakfasting kitchen. There is also an integral garage and utility cupboard which is particularly useful.

Externally, there is driveway parking for a couple of cars, and garden ground to the front and back with an array of borders. The garden lies predominantly to the rear and has attractive dry stone wall, a lawn and covered decking which is a particular bonus due to the new extension.

Most Border towns can be reached from this central location, with the A7 with direct routes to Edinburgh and Carlisle is immediately available, as well as the The new Borders Railway which will only make this region more and more accessible.

Melrose 3.5 miles   Selkirk 6.5 miles   Edinburgh 32.5 miles   Tweedbank 3 miles  
(all distances are approximate)

#### LOCATION:

11 Langhaugh Gardens sits in a popular residential area of the principal Borders town of Galashiels, which is rich in history and has a wide variety of shops, restaurants, hotels and supermarkets. Asda, Tesco, Next, Marks & Spencers and Boots all have stores here, and there are a variety of other High Street names available in the town. There is primary and secondary schooling within the town, with St. Mary's Preparatory School located in nearby Melrose. Local tourist attractions include Old Gala House, Abbotsford House, and Melrose Abbey, with a variety of outdoor pursuits which include walking, horse riding, mountain biking, shooting, fishing on the River Tweed, golf, and rugby. Within easy reach of Edinburgh, Galashiels is reached by the A7, and with the A68 located just beyond Melrose there is excellent access to most Border towns and the North of England.

The new Borders Railway, opening in September 2015 and running from Tweedbank to Edinburgh, with a stop in Galashiels will only make this region more and more accessible.

#### DESCRIPTION:

Access to the property is via the front door into a welcoming entrance hall, with store cupboard off.

To the left is the dual aspect sitting room with fitted carpet and feature real-flame gas fire with wooden mantle and granite fascia and hearth. Double doors lead from here to the bright and spacious dining room which is a recent addition with solid oak floor, under floor heating and an array of windows at one end with door opening onto the covered decking.

Adjacent to the dining room is the large fully fitted breakfasting kitchen which is the focal point of the property complete with Corian worktops, and integrated AEG dishwasher plus the five-ring Rangemaster Toledo cooker with double oven and grill. A built-in dining table is attached to the island unit offering informal dining, and there is also under floor heating. A door leads back into the main hall or the rear hall off which the shower room lies, which has a glazed shower cubicle, with plumbed shower, full height tiling, wc and basin. There is also a large utility cupboard which is plumbed and just off the integral garage, with concrete floor, power and up and over door.

Returning to the main hall the timber staircase takes you to the first floor landing which benefits from a store cupboard and loft ladder access to the attic which is floored and offers extensive storage.

There are three double bedrooms on this floor, all with fitted carpet and cupboard space. The principal bedroom and bedroom three overlook the front and bedroom two overlooks the garden at the back. The family bathroom with bath, wc, basin and separate glazed shower cubicle completes the accommodation on this level.



11 Langhaugh Gardens is a well presented detached house, which has been thoughtfully extended to provide excellent internal space plus additional external space by way of a covered decking.

With double glazing, gas fired central heating, under floor heating and fitted floor coverings the property is a warm and comfortable family home.

#### **OUTSIDE:**

The property has driveway parking for a couple of cars to the front of the integral garage, where you will find a small lawn, and attractive borders which also run down both sides of the house leading to the back.

The garden at the rear also benefits from a lawn, extensive borders, dry stone wall and vegetable garden plus covered decking with outside lighting which is a particular feature, offering excellent space for al fresco dining.

#### **DIRECTIONS:**

For those with satellite navigation the postcode for the property is: TD1 2AU

From Melrose take the B6374 on the northern banks of the River Tweed and follow this road into Galashiels. Continue forward along Melrose Road and you will reach the turn off for Langhaugh Gardens on your left, which is just after the turn-off for Glenfield Crescent. Proceed down the hill and Number 11 sits halfway down on your left.

From Edinburgh take the A7 into Galashiels. As you approach High Buckholmside, turn left onto the High Road (B6452). Follow this road until you get to the junction onto the Melrose Road and turn left, proceeding East along the Melrose Road until you reach the turn off for Langhaugh Gardens on your right. Proceed down the hill and Number 11 sits halfway down on your left.

#### **FURTHER INFORMATION:**

#### **HOME REPORT:**

A Home Report is available on this property. Please contact the selling agent for access to a copy.

#### **FIXTURES AND FITTINGS:**

Only items specifically mentioned in the particulars of sale are included in the sale.

#### **SERVICES:**

Mains electricity, mains water, mains drainage, mains gas, telephone (subject to regulations).

#### **OUTGOINGS:**

Council Tax Band Category: E

#### **EPC RATING:**

Current EPC: D66

#### **VIEWINGS:**

Strictly by appointment with the selling agents.

#### **OFFERS:**

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. The seller reserves the right to accept any offer at any time. A closing date may be set, and all genuinely interested parties are advised to instruct their solicitor to note interest with the selling agents immediately after inspection, so they can be advised should a closing date be set.

#### **SOLICITORS:**

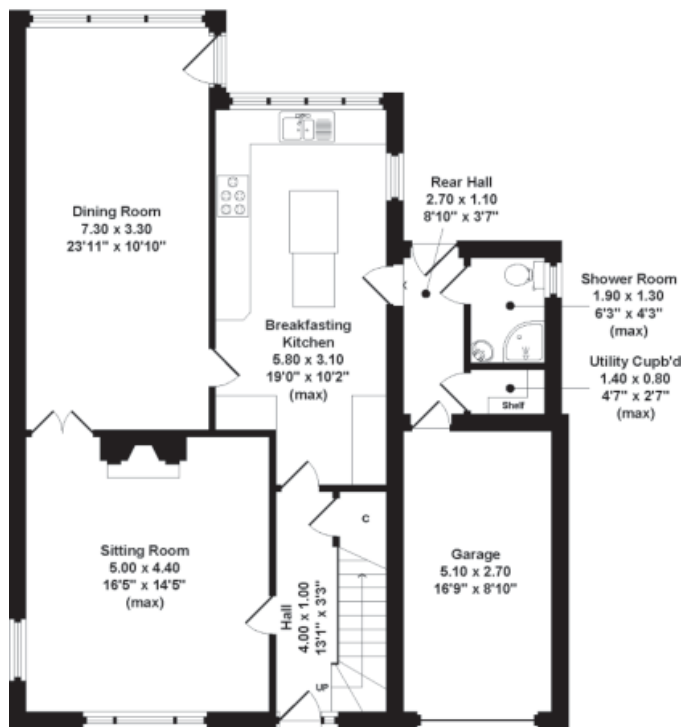
Pike & Chapman, 36 Bank Street, Galashiels TD1 1ER

Contact: William Windram Telephone: 01896 752 379 Fax: 01896 754 439



**11 Langhaugh Gardens  
Galashiels, TD1 2AU**

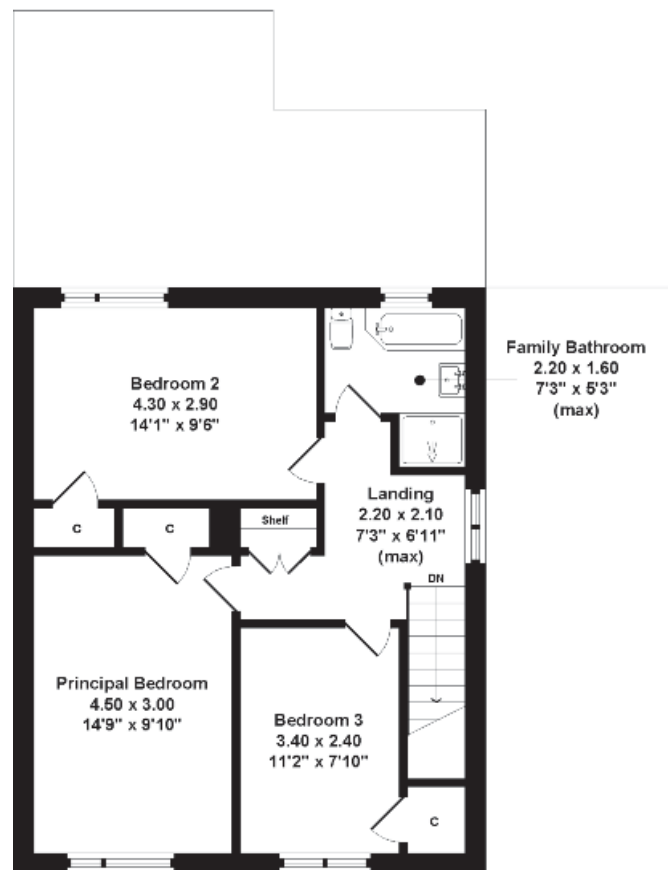
FOR IDENTIFICATION ONLY - NOT TO SCALE  
Approximate Gross Internal Area: 154m<sup>2</sup> (1,667sqft)  
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**Ground Floor**

**11 Langhaugh Gardens  
Galashiels, TD1 2AU**

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**First Floor**

Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

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