



GLENAPP, 2 MANSE LANE
GALASHIELS, SCOTTISH BORDERS

GLENAPP, 2 MANSE LANE GALASHIELS, SCOTTISH BORDERS

Impressive detached bungalow in a highly desirable location.

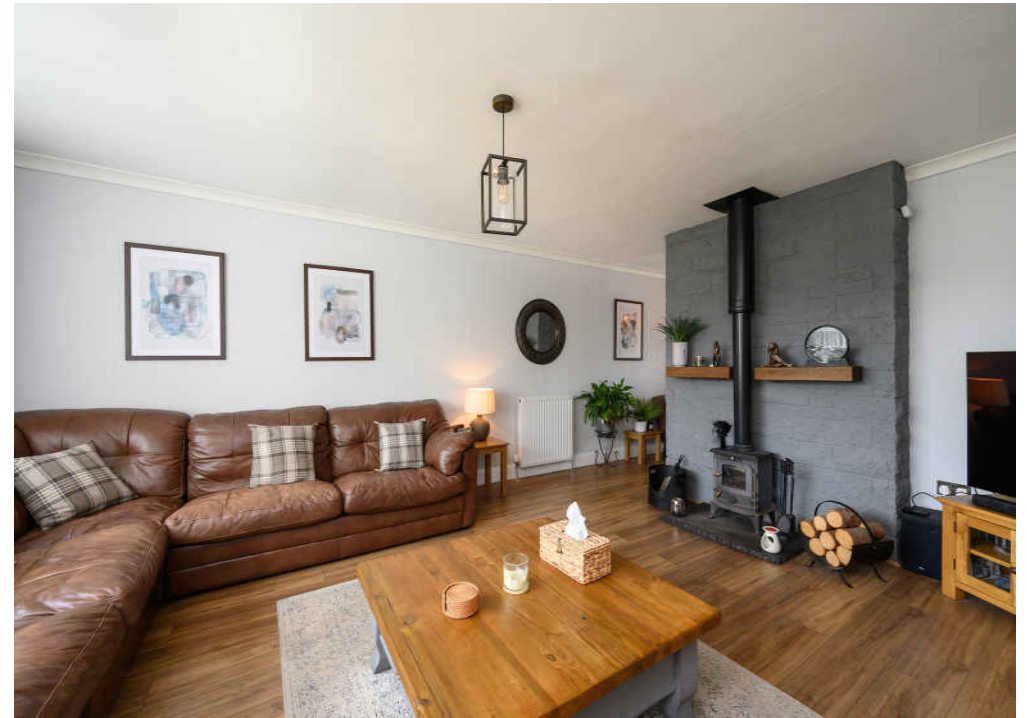
Melrose 5 miles ■ St Boswells 9 miles ■ Edinburgh 36 miles

- 1 reception room, 3 bedrooms.
- Quiet cul-de-sac location.
- Finished to a high standard throughout.
- Workshop/garage and driveway.
- Enviably views over the town and countryside.
- Landscaped gardens offering a good degree of privacy.

Galbraith

Scottish Borders
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SITUATION

Galashiels is one of the largest Border towns with a population of around 14,000 people and was voted the happiest place to live in Scotland. (2019) Nearby there is an excellent range of schooling, from primary through to secondary and university education.

Within easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

The town also benefits from a station on the Borders Railway, offering a journey time to central Edinburgh of less than an hour.

DESCRIPTION

A rare opportunity to purchase a family home in one of Galashiels most sought-after areas.

Glenapp, 2 Manse Lane is a spacious detached bungalow offering excellent family accommodation both inside and out. Approached from a private driveway, the property extends to approximately 99sqm and benefits from many fine features including quality fixtures and fittings and a luxurious bathroom.

The front door opens to an inviting hallway, providing seamless access to all accommodation. The lounge is a striking room offering a wealth of natural light from the large window overlooking the front lawn and the multi fuel stove is a real focal point of this room. The lounge then continues to provide open plan access to the dining kitchen which is a perfect space for entertaining. A range of modern wall and base units and a pleasing space for a dining table overlooking the private garden completes this room. The single garage is currently a workshop space and would easily be converted back to a garage.

Included in the sale, gas Teknix AGA and other useful kitchen appliances.

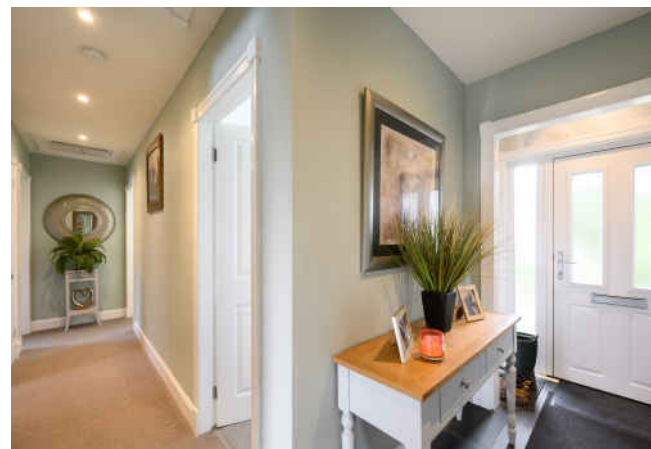
ACCOMMODATION

The accommodation is all on one level and comprises:

Entrance hallway, lounge, dining kitchen, 3 bedrooms, family bathroom.

GARDEN AND GROUNDS

The garden grounds to front, side and rear elevations are an impressive feature and designed providing a lovely private environment for children and pets to enjoy.





The additional timber summer house with power supply and fire could be used for a variety of purposes. The garden provides water supply and additional power points around the property. There are two external stores located to the rear of the property providing additional external storage space for bikes and muddy boots.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/pizza.reviews.digesting

POST CODE

TD1 1NB

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

Andrew Haddon & Crow, 3 Oliver Place, Hawick, TD9 9BG.

2017 ANTI MONEY LAUNDERING REGULATIONS

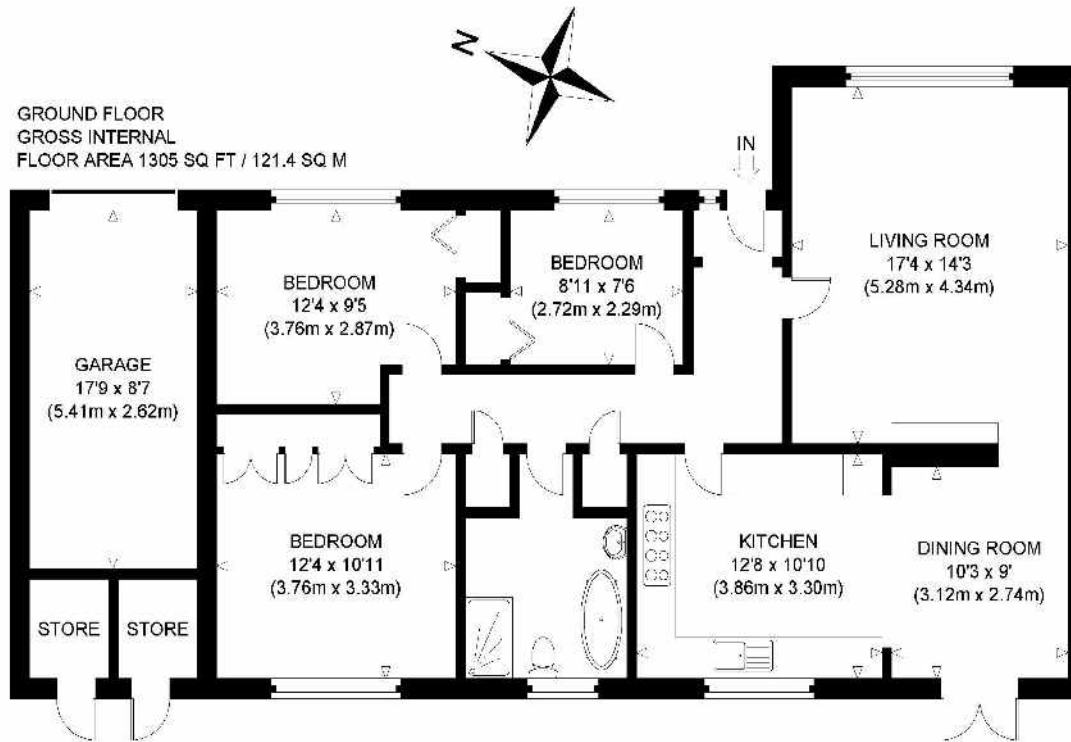
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Mains	Gas	Band E	D67	Available

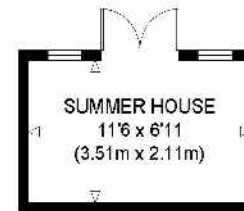
* An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>





GLENAPP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1305 SQ FT / 121.4 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 80 SQ FT / 7.4 SQ M
 TOTAL COMBINED FLOOR AREA 1385 SQ FT / 128.8 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 80 SQ FT / 7.4 SQ M

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7**. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8**. Photographs taken in October 2024



Galbraith