



15 Langhaugh Gardens, Galashiels, TD1 2AU

Guide price £415,000





# 15 Langhaugh Gardens Galashiels, TD1 2AU

- Executive Family Home
- Three Bathrooms
- Enclosed Rear Garden
- Rarely Available Location
- Ideal Family Home
- Four Double Bedrooms
- Spectacular Family Kitchen
- Driveway Parking & Car Charger
- Great Local Schooling
- Individually Design Extension

We are delighted to bring to the market this exceptional detached family home, ideally located close to the centre of Galashiels. This outstanding four-bedroom property offers a rare combination of style, comfort and practicality, finished to a high standard throughout. The home has been thoughtfully extended to create a superb open-plan living space featuring contemporary fixtures and fittings that perfectly suit modern family life. Externally, the property benefits from a double driveway with electric vehicle charging point, along with beautifully landscaped and fully enclosed private gardens, ideal for both entertaining and family enjoyment. Early viewing is highly recommended to fully appreciate.

## ACCOMODATION

- ENTRANCE HALLWAY - OPEN PLAN FAMILY KITCHEN - LOUNGE - UTILITY ROOM - SHOWER ROOM - FOUR BEDROOMS (PRINCIPAL EN-SUITE) - FAMILY BATHROOM -



### Internally

The property opens into a welcoming reception hall leading to a beautifully presented sitting room to the front, finished in soft neutral tones and centred around a contemporary fireplace. To the rear, an outstanding open-plan kitchen and dining room forms the heart of the home. The kitchen is fitted with a sleek range of units, quality work surfaces and a striking central island with breakfast bar, ideal for both everyday living and entertaining. The dining area enjoys excellent natural light and opens directly onto the rear garden through glazed doors, creating a seamless indoor-outdoor connection. A separate utility room and a stylish ground floor shower room add further practicality, while a generous ground floor double bedroom offers excellent flexibility. The first floor comprises an impressive principal bedroom with fitted wardrobes and a modern en suite shower room, along with two further well-proportioned bedrooms. A contemporary family bathroom completes the accommodation.

### Kitchen

The heart of the home is the exceptional family kitchen, beautifully designed with both style and functionality in mind. A striking, oversized central island forms a natural hub for entertaining, offering generous preparation space, integrated storage and informal seating, all topped with elegant quartz work surfaces.

The kitchen is fitted with a comprehensive range of contemporary cabinetry, incorporating an integrated dishwasher, tall larder fridge and freezer, and space for a large range cooker. Storage has been thoughtfully maximised with features including a pull-out larder and a well-designed coffee station seamlessly blended into the cabinetry, creating a practical yet refined finish.

Flowing effortlessly from the kitchen is a superb dining area, ideal for family meals and social occasions, positioned alongside large glazed doors that flood the space with natural light and provide direct access to the garden. A charming window seating area further enhances the room, offering a relaxed spot to enjoy views over the garden and adding to the sense of space and comfort.

Access to the utility room, shower room and backdoor is carefully hidden between the floor to ceiling cabinets. The utility room offers additional worktop space and wall and base unit storage with undercounter space for a washing machine and tumble dryer.



#### Bathrooms

##### Ground Floor Shower Room

A contemporary shower room finished with modern tiling and fittings, comprising a walk-in shower enclosure, WC and wash hand basin. Stylishly presented and ideally positioned for guests or ground floor living.

##### En Suite Shower Room

The principal bedroom benefits from a sleek en suite shower room, fitted with a generous shower enclosure, WC and wash hand basin. Finished in a modern style, providing a private and well-appointed space.

##### Family Bathroom

A beautifully presented family bathroom fitted with a bath and glazed shower screen, WC and wash hand basin. Finished with contemporary tiling and clean-lined sanitary ware, creating a calm and refined space.

#### Externally

The property enjoys an attractive front garden with established hedging incorporating decorative flower beds and a paved driveway offering off-street parking for two vehicles. There is an electric car charger installed.

To the rear lies a beautifully enclosed and thoughtfully landscaped garden, designed for both entertaining and family enjoyment. A spacious paved terrace with decking area, provides an ideal setting for outdoor dining and relaxation, while the lawn offers excellent versatility. Mature planting and neatly stocked borders create a calm, private environment, enhanced by a discreetly positioned children's play area.

#### Fixtures & Fittings

All fitted carpets, floor coverings and integrated appliances are to be included within the sale.

#### Services

Mains electricity, water, gas and drainage. Gas central heating and double glazing.



#### Location

The property is located within the popular town of Galashiels, with direct road links to the A7 and A68 Trunk Roads, and just a 10 minute walk from the train station, offering a journey time to central Edinburgh of less than an hour. There are regular bus services which run daily with bus stops located close to the property on Melrose Road. Galashiels is one of the largest Border towns and is well served by a range of independent shops, restaurants, and cafes along with supermarkets and high street shops. The town was voted as one of the happiest places to live in Scotland 2022. Nearby there is an excellent range of schooling, from primary through to secondary and university education. The Mac Arts Centre and the Volunteer Hall host a wide variety of music events throughout the year attracting some well-known performing artists. Country and sporting pursuits are readily available, including hill walking, fishing, golf, cycling and mountain biking in the Tweed Valley.

#### Council Tax Band

Tax Band E.

#### Home Report

A copy of the Home Report can be downloaded from our website.

#### Viewings

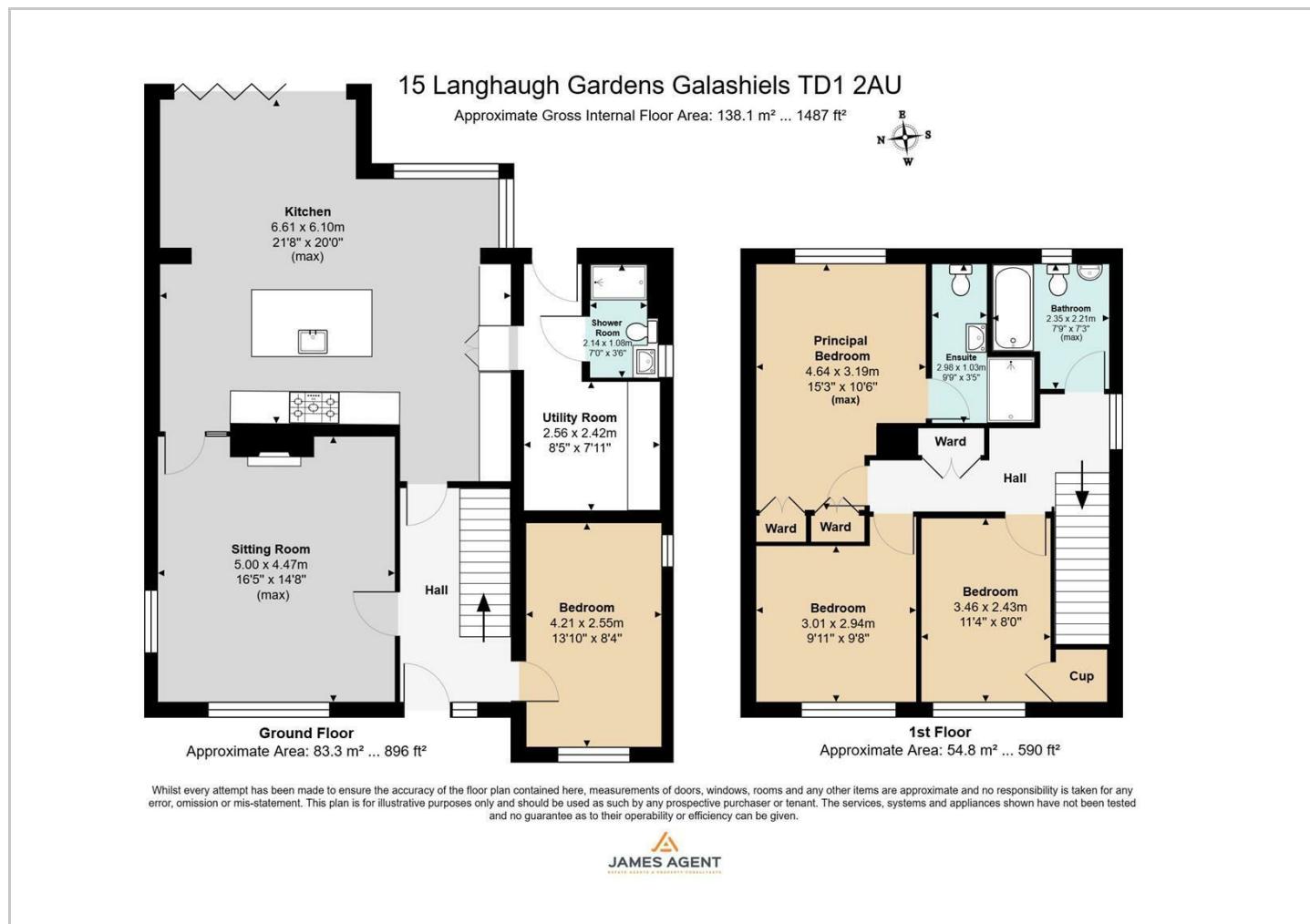
Strictly by Appointment Only via James Agent.

#### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.



## Floor Plans

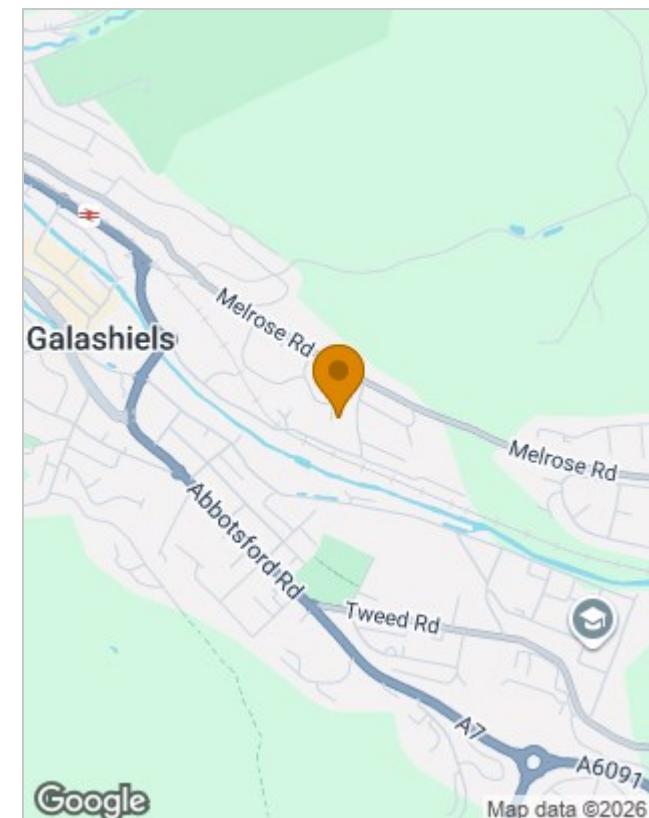


## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

