



**113 GALASHIELS ROAD,
STOW**

ACCOMMODATION

Communal Vestibule,
Utility Room, Hall,
Lounge,
2 Bedrooms,
recently renewed Fitted Kitchen and Bathroom,
Garden and Outhouse.
Double Glazing.

OFFERS OVER £98,000

113 Galashiels Road, Stow

This first and upper floor flat is situated in the pleasant village of Stow and enjoys a wonderful, bright and sunny Westerly aspect. The property is in good decorative order with double-glazing and stripped panelled doors and has a recently re-vamped kitchen and bathroom and there is a particularly nice decked garden area to the rear which offers outside living space with ease of maintenance. The property is accessed from the via a lane at the side of the block and a path to the left leading to the communal entrance shared with the adjoining property.

The village of Stow is some seven miles north of Galashiels and some twenty-five miles south of Edinburgh on the A7 making an ideal commute. The village has a primary school, shop, Post Office, all weather tennis court and good community spirit. A further range of commercial and retail outlets are available in nearby Galashiels. On leaving Stow in the Edinburgh direction, the property will be located on the right hand side.

COMMUNAL VESTIBULE 2.85m x 2.99m

A neat and tidy shared area which is accessed via a solid front door. Pine lined ceiling incorporating downlighters. Skylight. Quarry tiled floor. Access to Utility Room.

UTILITY ROOM 1.57m x 1.01m

A useful working room with pine lined ceiling and walls. Work surface. Plumbing for washing machine. Small window. 2 x 13amp sockets. Access to Hall through a part glazed timber main door.

HALL 5.04m x 1.04m

With part stripped front door incorporating small leaded glazing panel. Laminated flooring. Chrome ceiling downlighters. Understair storage cupboard with coat hooks. Access to Lounge, Kitchen, Bedroom One, Bathroom and Upstairs.

LOUNGE 4.20m x 3.90m

A bright and well proportioned room with pleasant open outlook towards the hills to the West and Gala Water through a double glazed window. Attractive traditional metal fireplace with mantle and tiled hearth. Cornice and centre ceiling rose. TV and Satellite point. Telephone point. Ceiling light. 6 x 13 amp sockets. Panel heater. Stripped and varnished wooden floor.

KITCHEN 2.44m x 1.96m

Recently completely renewed with Ikea units to good effect. Fitted with a good range of modern base units and high level storage unit incorporating a stainless steel sink and drainer with mixer tap. Ceramic hob with stainless steel oven below. Integrated Whirlpool fridge and Whirlpool freezer. Tiling around work surfaces. Window to the front outlook to the West. 5 x 13 amp sockets plus dedicated sockets. Stainless steel shelf. Wall mounted pine folding table. 3 x ceiling spot lights. Vinyl floorcovering.

BEDROOM TWO 3.82m x 2.31m

A good sized double room with large window overlooking on to part of the property's garden to the rear. Dado rail and pine lining to waist height. Cornice. 5 x 13 amp sockets.

BATHROOM 3.08m x 1.34m

Fitted with a white 3-piece suite and an Aqua Tronic power shower over bath. Fully tiled around bath. Frosted window to side. Wash hand basin set in marble effect work top with cupboards below and mirror and downlighters above. Further chrome downlighters. Cork flooring. Creda wall heater.

From the Hall a carpeted staircase leads upstairs to the Landing.

LANDING

Useful commodious storage cupboard housing hot water tank halfway up the stairs. Chrome downlighters. Smoke detector.

BEDROOM ONE 5.22m x 3.12m

A good sized bright double room which is lit by two large velux windows having great views to the West and on to the rear garden. 4 x 13 amp sockets. Two areas off the first being 1.90m x 1.62m making an ideal study area with 2 x 13 amp sockets. A further area with shelving and access to roof space. Secondary door to the top landing.

GARDEN

To the rear of the property there is a terraced garden which has been decked on two levels for ease of maintenance. Presently mostly laid out with potted plants and offers an ideal colourful area for eating out when the weather permits. Smaller side garden. There is also an outhouse.

PRICE:

Offers over £98,000. Offers should be submitted in Scottish legal form to the selling agents. Any prospective purchaser wishing to be informed of a closing date should notify the selling agents as soon as possible. The selling agents reserve the right to sell the property without fixing a closing and they do not bind themselves to accept the highest or any offer.

INCLUDED IN THE PRICE:

All fitted carpets and floorcoverings; the integrated kitchen equipment.

ENTRY:

By mutual arrangement.

VIEWING:

By appointment through the selling agents Collie & Company, 70 High Street, Galashiels. Tel. 01896 755466.

