



**115 ST ANDREW STREET,
GALASHIELS**

ACCOMMODATION

Hall,
Lounge,
Kitchen,
Bedroom,
Bathroom
Shared Drying Green
Gas Central Heating

FIXED PRICE £70,000

115 ST ANDREW STREET, GALASHIELS

This ground floor flat is well situated for the town centre and has well laid out accommodation with gas central heating, double glazing, stripped doors and a large bright bathroom making this an ideal first time buy or buy to let.

HALL 1.06m x 1.65m

Accessed via a upvc white double glazed door. Radiator. Laminated flooring. Coat hooks. Door chime. Smoke alarm. Access to Lounge.

LOUNGE 3.59m x 4.14m

A bright nicely decorated room which is lit by a double glazed window to the front with venetian blind and shelved cupboard below. A further cupboard houses the gas and electric meters. Waist height dado rail. Carpets. Telephone point. 3 x 13 amp sockets. Wall shelf. A 15 paned sliding door leads to the Kitchen.

KITCHEN 3.42m x 1.30m

A galley style kitchen which is particularly bright with the outer wall having a large double glazed window. Ariston gas hob with oven below and extractor above. Space and plumbing for washing machine. Space under worktop for fridge and freezer. Ample base and wall units with sink and drainer. Tiling around the stone effect work tops. Vokera Excel combi boiler. Laminated flooring. 7 x 13 amp sockets plus dedicated sockets. Carbon monoxide detector.

BEDROOM 2.32m x 3.25m

With outlook to the rear with built-in wardrobe with sliding mirrored doors, shelves and rail. Radiator. 4 x 13 amp sockets.

BATHROOM 2.34m x 2.47m

A bright attractively decorated bathroom with corner bath, wc and wash hand basin. Radiator. Frosted window. Extractor fan. 3 x spot ceiling cluster light. Wall mirror.

OUTSIDE

Outhouse situated below the access stairway. Shared drying green.

PRICE: Fixed Price £70,000

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 date and they do not bind themselves to accept the highest or any offer.

INCLUDED IN THE PRICE

The carpets and floorcoverings. The integral kitchen appliances.

ENTRY:

By mutual arrangement.

VIEWING:

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