



11 GALABANK STREET, GALASHIELS

ACCOMMODATION

Communal Entrance,
Hall,
Lounge,
Dining Room,
Fitted Kitchen,
2 Double Bedrooms,
Bathroom
Electric Storage Heating & Double Glazing
Lots of Cupboards,
Ample Parking

FIXED PRICE £89,000

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A very attractive top floor flat which is ideally located within short walking distance of the town centre. The property is well laid out, in excellent condition throughout it is very bright with great open views to both sides. It is in such good order that it deserves to be owner occupied but is equally ideal as a starter flat or buy to let. The property is double glazed, has storage heating, natural wood finishes with wood panel doors and chrome light fittings and door furniture.

COMMUNAL ENTRANCE

Accessed through a door at ground floor level leading into the communal stairway. Number 11 is on the top floor landing on the left hand side.

HALL

Entered through a wooden door. L-shaped Hall which is finished with natural wood finishes and panelled doors. Two useful cupboards – one (1.40m x 0.73m) which is shelved and one which houses the hot water tank. Storage heater. Entry phone. 2 x 3 spot chrome light fitting. 2 x 13amp sockets. Hatch to large attic.

LOUNGE 5.17m x 3.29m (17' x 10'9")

Accessed via a 15 paned glazed door from the Hall. A spacious freshly decorated room which is well lit by a large window. Laminate flooring. 4 x ceiling striplight. Storage heater. 4 x 13 amp power points. TV point. Access to Dining Room.

DINING ROOM 3.33m x 3.27m (10'11" x 10'9")

Well positioned room with open outlook. Archway to Kitchen. Laminate flooring. Storage heater. Chrome downlighter on dimmer switch. 1 x 13 amp sockets. Two built-in cupboards (1.26m x 0.80m and 1.12m x 0.80m) offering excellent storage. Open archway to Kitchen.

KITCHEN 3.70m x 2.38m (12'2" x 7'10")

A good sized and well presented Kitchen which is fitted with a good range of contemporary floor and wall mounted units including built-in oven and hob, overhead extractor hood and stainless steel sink and drainer. Space for fridge/freezer and plumbing for washing machine and space for a dishwasher. Polished granite style worktop which extends along one wall offering a useful breakfast bar area. Laminate flooring continuing through from the Dining Room. 13 x 13 amp power points. Four spot light cluster fitting.

BEDROOM 1 3.71m x 2.60m (12'2" x 8'6")

A comfortable double room with window to the front. Laminate flooring. Built-in wardrobe (1.41m x 0.72m) with rail and shelving providing ample storage space with sliding mirrored doors. Panel heater. 2 x 13 amp power points.

BEDROOM 2 3.59m x 2.88m (11'9" x 9'5")

Another good sized double bedroom with superb views through a large window. 3 x 13 amp power points. Panel heater. Shelving.

BATHROOM 1.86m x 1.71m (6'1" x 5'7")

Accessed via wood and frosted glazed door. Fitted with a contemporary white suite of WC, wash hand basin and bath with shower over bath and fitted screen. Fully tiled on walls and terracotta coloured tile effect laminate on floor. Frosted window. Chrome heated towel rail. Extractor fan.

OUTSIDE

The property benefits from a large communal car park position to the front. Shared drying green and outside bin store.

PRICE:

Fixed Price £89,000. 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

All carpets and floorcoverings and the integrated kitchen appliances.

ENTRY:

By mutual arrangement.

VIEWING:

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

