



**GOWANLEA  
11 GLENFIELD AVENUE,  
GALASHIELS**

**ACCOMMODATION**

Hall,  
Lounge,  
Diningroom,  
Kitchen,  
Three Bedrooms,  
Bathroom,  
Garden,  
Garage  
Gas Central Heating & Double Glazing

**FIXED PRICE £180,000**

# GOWANLEA, 11 GLENFIELD AVENUE, GALASHIELS

This traditional semi detached family house is situated in a mature residential South facing position looking to the South-West over Galashiels which makes this a bright and sunny house which is surrounded by its own gardens. The property has been renovated in recent time with all new double glazed windows throughout and generally upgraded to create a comfortable living environment. Glenfield Avenue is a quiet area and is yet only minutes from the town centre.

## **HALL** 1.70m x 3.67m & 1.60m x 1.00m

Entered via a new upvc front door with double glazed panel and side window. Worcester thermostatic control. Coat hooks. Radiator. Smoke alarm. 1 x 13 amp socket. Laminated flooring. Laminated flooring. Access to the Lounge.

## **LOUNGE** 3.79m x 4.13m (into bow)

A well proportioned and really bright room with large South facing bow shaped window. Gas coal effect fire set on a marble hearth and inset with wooden surround. Shelved alcoves to either side of the fireplace, one incorporating downlighters and the other incorporating a TV and video shelf. Dado rail. 2 x telephone points. 6 x 13 amp sockets. Wall lights. Window blinds.

## **DINING ROOM** 3.20m (incorporating wall units) x 1.86m

An ideal dining space which can accommodate up to eight people. One wall of built-in cupboards. Opening to Kitchen. Downlighters. Attractive curved alcove with open shelving and cupboard below. Radiator. Telephone point. 2 x 13 amp sockets. Centre light on dimmer switch. Laminated flooring. Access to the Kitchen.

## **KITCHEN** 3.38m x 2.62m

Another particularly bright room with large double glazed picture window looking on to the attractive enclosed rear garden. Fitted with ample base, wall and corner display units in light wood. Sink and mini sink and mixer. Plumbing for washing machine and dishwasher. Space for fridge freezer. Ceramic hob with electric oven below and extractor hood above. Tiling around work surfaces. 10 x 13 amp sockets plus dedicated sockets. 4 x ceiling spot striplight. Further side window and upvc back door with double glazed panel. Vinyl tiled flooring.

## **BATHROOM** 1.89m x 1.81m

Fitted with three piece white suite and Mira Excel shower over bath. Fully tiled around bath. Heated towel rail running off the central heating. Two medicine cabinets. Large frosted window with roller blind. Laminated flooring. 3 x ceiling spot cluster. Wall mirror.

From the Hall an open staircase leads to the Upper Landing.

## **UPPER LANDING** 1.58m x 0.80m

Access to the Loft.

## **LOFT**

Accessed via a ramsay type ladder. Offering excellent storage. Floored and insulated. Light.

## **BEDROOM 1** 4.55m x 1.80m

Another bright South facing room by a wide window. Vertical blinds. Built-in wardrobes with shelving, rails and storage above. Further walk-in cupboard (0.83m x 1.04m) with rail and shelving and small window. Radiator. Telephone point. 4 x 13 amp sockets.

## **BEDROOM 2** 2.74m x 2.89m

Outlooking on to the rear and over the rear garden. Window with vertical blinds. Radiator. Telephone point. 3 spot ceiling cluster on dimmer switch. 4 x 13 amp sockets.

## **BEDROOM 3** 2.96m x 1.93m

Attractive bright outlook over the rear garden via a window with vertical blind. Radiator. 2 x 13 amp sockets. Wall shelf. Central light on dimmer switch.

## **GARAGE** 6.17m x 3.04m

Situated to the side of the property with a drive-in capable for one car. Up and over door. Concrete floor. Striplight. 1 x 13 amp sockets. Built-in work bench and shelving. Side door

## **OUTSIDE**

To the front the property is accessed via steps to a neat and tidy area of garden ground which is laid out in shrubs. To the side of the property is a raised flower bed. To the rear there is an enclosed patio area at the back door with central light and outside water tap. The patio enjoys the sun throughout the day. The rear garden is enclosed and is laid out to grass with shrubs and two mature apple trees. Summerhouse. Traditional clothes poles.

## **PRICE:**

Fixed Price £180,000. 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**

The blinds; the floorcoverings; integrated kitchen appliances.

## **ENTRY:**

By mutual arrangement.

## **VIEWING:**

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