



11 STRAE BRIGS, ST BOSWELLS

ACCOMMODATION

Hall, WC, Lounge,
Spacious Kitchen/Dining Room
Master Bedroom with En-Suite Shower Room,
Two Further Bedrooms,
and Bathroom
Enclosed Rear Garden, Drive-in for 2 cars.
Gas Central Heating and Double Glazing

FIXED PRICE £157,500

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This semi detached property was built approximately four years ago and is still in "as new" condition. The property is well laid out with good use of space and offers attractive family sized accommodation. It benefits from all modern attributes with double glazing, gas central heating, good sized enclosed rear garden and fully fitted dining kitchen.

Strae Brigs itself is a quiet cul-de-sac and is situated in a development with an unusually wide street, ample visitor parking and is reached by travelling down Jenny Moore's Road almost to the end of the houses and turn left into Polwarth Avenue and immediately to your left again is Strae Brigs. Number 11 is on the right.

HALL

Accessed via a upvc front door with glazed panel. Coat hooks. Thermostatic control. Smoke alarm. Door chime. Radiator. 2 x 13 amp sockets. Telephone point. Window to the side with blind.

WC 1.60m x 0.86m

Accessed off the Hall and fitted with white wc and wash hand basin. Window with blind.

LOUNGE 5.43m x 3.80m

A good sized bright room with outlook to the front. Radiator. 8 x 13 amp sockets. TV and telephone point. Useful understair cupboard with electric meter. Double doors leading through to the Dining Kitchen.

DINING KITCHEN 4.80m x 3.50m

Fully fitted kitchen with ample base and wall units. Stainless steel sink, mini sink and mixer tap. Stainless steel gas hob with electric oven below and extractor hood above. Tiling around the work surfaces. Integrated Siemens fridge and freezer. Space and plumbing for washing machine. There is a good sized dining area with floor to ceiling glass overlooking the rear garden with door leading to the outside patio. Vinyl floor covering. 10 x 13 amp sockets plus dedicated sockets and downlighters.

A staircase from the Hall leads to the Upper Landing.

UPPER LANDING

Giving access to all upper rooms and the insulated loft. Radiator. 2 x 13 amp sockets. Smoke alarm. Linen cupboard.

BEDROOM 1 4.20m x 2.70m

A well proportioned room overlooking the rear garden. Built-in wardrobe with hanging rail and shelf. 6 x 13 amp sockets. TV and telephone point. Access to En-suite Shower Room.

EN-SUITE SHOWER ROOM 2.00m x 1.21m

Shower tray with Mira select shower. Window with venetian blind. White WC and washhand basin. Mirror. Shaving point. Towel rail.

BEDROOM 2 4.00m x 2.55m

With outlook to the front. Built-in wardrobe with rail and shelf. Radiator. TV and telephone point. 6 x 13 amp sockets.

BEDROOM 3 2.60m x 1.20m

Also to the front with built-in wardrobe having rail and shelf. Telephone and TV points. Radiator. 4 x 13 amp sockets.

BATHROOM 2.05m x 1.70m

Three piece white suite. Mixer tap with shower attachment. Wall mirror. Shaver point. Window.

OUTSIDE:

The front is monoblocked and could accommodate two cars. A pathway leads round the side to the rear garden. The rear garden is enclosed with panel and post and wire fencing. At the rear

there are climbing apple trees which are now fruit bearing. Further apple tree to the side. Patio area outside the Kitchen and Dining Area. Half the garden is in grass and the other is laid out with bark. Free standing garden shed.

Note: There is a factor for the development and a factoring fee of approximately £100 per annum.

PRICE: Fixed Price £157,500

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

Integral kitchen appliances, the carpets, floorcoverings and blinds.

ENTRY:

By mutual arrangement.

VIEWING:

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



Note: All measurements are approximate and taken at the widest point. Whilst these particulars have been prepared as carefully as possible, no guarantee is given to their accuracy and these particulars shall not form part of any contract.